

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to the preparer: Whitaker and Hamer, PLLC, 216 Highway 70, Garner, NC 27529

Parcel # **0357681**, Wake County

File#G22-5045

Brief Index description: **Lot 68 Village at Beaver Dam**

Excise Tax: \$ 1240

THIS WARRANTY DEED is made on the 19th day of May, 2022 by
and between:

Eugene B Bunn Jr and spouse **Tammy Bunn**,

(hereinafter referred to in the neuter singular as "the Grantor"); and,

Ernest J Ethridge and spouse **Antoinette C Ethridge**,

**210 Allendown Lane
Knightdale, NC 27545**

(hereinafter referred to in the neuter singular as "the Grantee") :

WITNESSETH, that the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee(s), its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated in the Town of Knightdale, St Matthews Township, **Wake County, North Carolina** acquired by the Grantor by deed recorded in **Book 15684, Page 1738**, and more particularly described as follows:

Being all of Lot 68, The Village at Beaver Dam subdivision, Phase 1A, as shown on maps recorded in Book of Maps 2007, pages 435-438, Johnston County Registry, to which map reference is hereby made for a more complete description.

Property Address: 210 Allendown Lane, Knightdale, NC 27545

Restrictive covenants recorded in Book 12446, Page 2561, and Book 12446, Page 2581, and Book 12854, Page 1363, and Book 12952, Page 485, and Book 14296, Page 2155, Wake County Registry.

All or a portion of the property herein conveyed _____ does _____ does not contain the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Subject to easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

Eugene B Bunn Jr (Seal) Tammy Bunn (Seal)
Eugene B Bunn Jr Tammy Bunn

State of NC, Wake County

I, a Notary Public of the County and State aforesaid, certify that **Eugene B Bunn Jr and spouse Tammy Bunn**, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 19 day of May, 2022.



Notary public
My commission expires: 8-6-22

