
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,150.00

Parcel Identifier No.: 0169144

Mail after recording to: Grantee

Title Insurance Policy Issued by: _____

This instrument was prepared by: Mann, McGibney, & Jordan, 7751 Brier Creek Parkway, Suite 103, Raleigh, NC 27617

Brief Description from the Index: Lot 7, Thompson Mill Subdivision

THIS DEED made this 14 day of November, 2023 by and between**GRANTOR**

Jenna Callahan and Ryan Callahan, a married couple

2929 Farmhouse Drive
Apex, NC 27502**GRANTEE**

Barton Daniel, Jr. and Macarena Brieva, a married couple

Mailing Address: 1000 Moore Ridge Road
1314
Morrisville, NC 27560
Property Address: 2320 Mica Mine Lane
Wake Forest, NC 27587

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the City/Town of Wake Forest, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 7, Thompson Mill Subdivision, as recorded in Book of Maps 1988 at Page 36, Wake County Registry.

Property Address: 2320 Mica Mine Lane, Wake Forest, NC 27587

The property herein described ☒ is or ☐ is not the primary residence of the Grantors.

Submitted electronically by "Mann, McGibney & Jordan, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 18790, Page 2127, Wake County Registry.

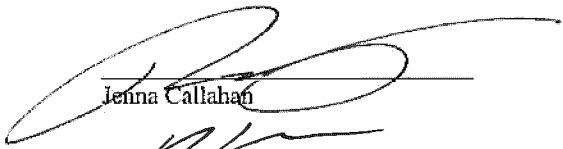
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

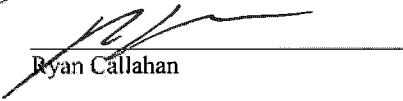
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, Restrictions and Rights of Way of record.
Property taxes for current and subsequent years.

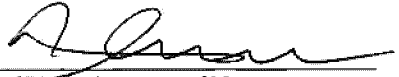
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Jenna Callahan


Ryan Callahan

STATE OF NC
COUNTY OF WAKE

I, Ashton Harrell, Notary Public, do hereby certify that Jenna Callahan and Ryan Callahan personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 14 day of Nov, 2023.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

