

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,450.00

Recording Time, Book and Page

Tax Map No.:

Parcel Identifier No.: 0207560

Mail after recording to: Brady Boyette PLLC, 1025 Dresser Court, Raleigh, NC 27609

This instrument was prepared by: Brady Boyette PLLC

This Deed made this 17th day of April, 2023, by and between

GRANTORSusie P. Acklin, a widow
256 Joseph Alexander Drive
Fuquay Varina, NC 27526**GRANTEE**Paul Boyd Sparzak , and spouse
Monica Gail Wood Sparzak6004 Belgreen Court
Raleigh, NC 27612

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 and more particularly described as follows:

BEING all of Lot 7, Brookhaven West Subdivision, as shown on plat recorded in Book of Maps 1994, Page 1007, Wake County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 8274, Page 965, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 1994, Page 1007, and referenced within this instrument.

The above described property ☒ does ☐ does not include the primary residence of the 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.

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:

Ad Valorem Taxes for the year 2023.

Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

GRANTOR(S):

Susie P. Acklin
Susie P. Acklin

STATE OF NC
COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Susie P. Acklin. Witness my hand and official stamp or seal, this the 17 day of April, 2023.

My Commission Expires: 1-1-2024

Maria A. Flores
Notary Public
Print Notary Name: Maria A. Flores

