

WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07-14-2023 AT 15:55:10
STATE OF NC REAL ESTATE
EXCISE TAX: \$680.00
BOOK: 019384 PAGE: 02124 - 02125

Initial Initial
JGR B(R) 3/22/2026 | 10:20 CDT
3/23/2026 | 07:28 CDT

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$680.00

JS

Real Estate ID No.: 0483302

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 3733 National Drive, Suite 100, Raleigh, NC 27612 (23-2760-NVR)

Brief description for the Index: Lot 86, Townes at Stoneridge

THIS DEED made this 14th day of July, 2023, by and between

GRANTOR

NVR, Inc.,
a Virginia corporation
5734 Trinity Road, Suite 200
Raleigh, NC 27607

GRANTEE

Brian Craig Robert Jankowski and Jennifer
Giselle Lopez Rodriguez, both unmarried as
Joint Tenants with Right of Survivorship

Grantee's Address:
6427 Pathfinder Way
Raleigh, NC 27616

The designation Grantor and Grantee as used herein shall include said parties, 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 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 City of Raleigh, Neuse Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 86 in Townes at Stoneridge Subdivision as shown on the map recorded in Book of Maps 2021, Pages 465-469, Wake County Registry, to which map reference is hereby made for a more particular description.

Property Address: 6427 Pathfinder Way, Raleigh, NC 27616

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

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.

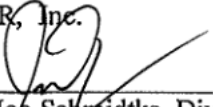
AND THE GRANTOR covenants with the Grantee that Grantor is seized of said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) The lien of ad valorem taxes for the current year and thereafter;
- 2) Easements of record affecting the property;
- 3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized officer, as of the day and year set forth in the notary acknowledgment below.

NVR, Inc.

By:


Joe Schmidtke, Division Manager - VP
NVR, Inc. - Raleigh Division

STATE OF NORTH CAROLINA - 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 for the purposes stated therein and in the capacity indicated: Joe Schmidtke

Date:

6/14/23

Signature of Notary

Printed Name: Minnie Woodley

My commission expires: 09/25/2024

(Stamp or Seal)

