

Submitted electronically by Roper and Taylor PA Attorneys at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 360.00

Parcel Identifier No. 0136818 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Roper & Taylor, P.A. Attorneys at Law, 5660 Six Forks Road, Suite 104, Raleigh, NC 27609

Brief description for the Index: LOT 7, Block A, Vandora Village

THIS DEED made this 29th day of December, 2017, by and between

GRANTOR

Patricia J. Doherty (unmarried)
 10301 Arrow Creek Dr., Apt. 102
 Raleigh, NC 27617

GRANTEE

Luke Brown and spouse,
 Rebekah M. Brown
 1409 Hall Boulevard
 Garner, NC 27529

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Garner, St. Mary's Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 7 in Block A, Vandora Village as shown on plat recorded in Book of Maps.1957, Page 19, Wake County Registry.

Property Address: 1409 Hall Blvd., Garner, NC 27529

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7134 page 129.

All or a portion of the property herein conveyed X includes or ____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1957 page 19.

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, other than the following exceptions:

2017 ad valorem real property taxes and subsequent years.

All easements, restrictions and rights-of-way of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Patricia J. Doherty (SEAL)
Print/Type Name: Patricia J. Doherty

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

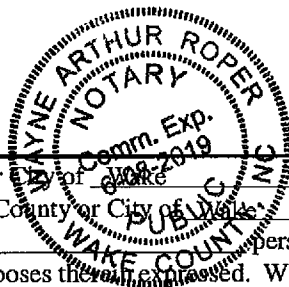
By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Patricia J. Doherty personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of December, 2017.

My Commission Expires: 6.8.2019
(Affix Seal)



Wayne Arthur Roper Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of _____, 20 .

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 .

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name