

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$430.00

Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds

Parcel or Real Estate ID No. 0134023 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Jackson Law, P.C., 3605 Glenwood Avenue, Suite 480, Raleigh, NC 27612Brief description for the Index: Lot A, Block 68, Bent Creek, Phase IV ✓THIS DEED made this 2nd day of June, 2025, by and between:

GRANTOR	GRANTEE
Jennifer Danielle Brennan and David Christopher Halama, a married couple	Therese Dalheim, an unmarried woman
103 Whitlock Lane Cary, NC 27513	6539 English Oaks Drive Raleigh, NC 27615

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 Raleigh, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot A, Block 68, Bent Creek, Phase IV, as shown on plat recorded in Book of Maps 1984, Page 786, Wake County Registry.

Property Address: 6539 English Oaks Drive, Raleigh, NC 27615

REID: 0134023

The property hereinabove described was acquired by Grantor by instrument recorded in Book 018220, Page 02729.

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

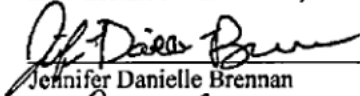
A map showing the above described property is recorded in Book of Maps 1984 at Page(s) 786.

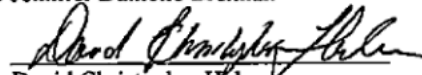
Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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 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: 2025 Ad Valorem taxes. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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


Jennifer Danielle Brennan


David Christopher Halama

STATE OF NC
COUNTY OF Wake

I, Kayla Swicegood, Notary Public, do hereby certify that Jennifer Danielle Brennan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 2 day of June, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

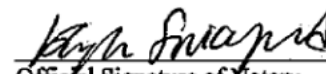


(affix seal here)

STATE OF NC
COUNTY OF Wake

I, Kayla Swicegood, Notary Public, do hereby certify that David Christopher Halama personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 2 day of June, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:



(affix seal here)