

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 790.00

Parcel Identifier No. 1832504870 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: GranteesThis instrument was prepared by: Brett A. Thompson, Esq. Strauch Green & Mistretta, PC (without title exam)

Brief description for the Index: Lot 29, Fairlake, Phase II

THIS DEED made this 8th day of December, 2020, by and between

GRANTORS:

Maria Perveiler and spouse, Kevin Perveiler

GRANTEES:

James Adams and spouse, Diane Adams
7741 Fairlake Drive
Wake Forest, NC 27587

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

DEED

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

Phase II

Being all of Lot 29, Fairlake Subdivision as shown on Plat recorded in Book of Maps 1999, Page 1292, Wake County Registry. ^

Together with the property rights and benefits contained in Declaration of Covenants, Conditions, and Restrictions of Fairlake Community Association recorded in Book 7526, Page 339, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9393 page 463.

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

A map showing the above described property is recorded in Plat Book 1999 page 1292.

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:

1. Public utility easements and rights of way to public roads and street.
2. Property taxes for subsequent years.
3. Any restrictions and easements of record.

[SIGNATURES APPEAR ON NEXT PAGE]

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

Maria Perveiler (SEAL)
Maria Perveiler, Grantor

Kevin Perveiler (SEAL)
Kevin Perveiler, Grantor

State of North Carolina)
)
County of Wake)

I, Brett A. Thompson, a notary public of said county and state, hereby certify that Maria Perveiler personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal, this the 8 day of December, 20 20.

Brett A. Thompson
Notary Public

My Commission Expires: 9/11/2021

State of North Carolina)
)
County of Wake)

I, Brett A. Thompson, a notary public of said county and state, hereby certify that Kevin Perveiler personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal, this the 8 day of December, 20 20.

Brett A. Thompson
Notary Public

My Commission Expires: 9/11/2021

