

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$1,325.00****Parcel ID No. 0040477**

Prepared by: The Law Office of Jonathan Richardson, PLLC,
Return to: Anna Rose Harty, an unmarried person, and Jefferson Phillips, an unmarried person, as joint tenants
with right of survivorship, 412 Pinecroft Drive, Raleigh, NC 27609

Title Policy Issued by: Freedom Builders Title

Brief Description from the Index:

LO434 LAKEMONT SE11THIS DEED made this 14th day of March 2023 by and between**GRANTOR**Jordan Lake Properties, LLC, a North Carolina Limited
Liability Company100 East Six Forks Road
Suite 105
Raleigh, NC 27609**GRANTEE**Anna Rose Harty, an unmarried person, and Jefferson
Phillips, an unmarried person, as joint tenants with right
of survivorship412 Pinecroft Drive
Raleigh, NC 27609

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

BEING all of Lot 434, Lakemont, Section 11, as recorded in Book of Maps 1966, Page 109, Wake County Registry.

Property Address: 412 Pinecroft Drive, Raleigh, NC 27609
Parcel ID No. 0040477

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

Submitted electronically by "Law Offices of Jonathan Richardson"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 15980, Page 2328, Wake County Registry.

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Jordan Lake Properties, LLC, a North Carolina Limited Liability Company

By: Edward K. Ricks (SEAL)
Edward K. Ricks, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Gregory Parlante, a notary public, certify that Edward K. Ricks, Managing Member of Jordan Lake Properties, LLC personally came before me this day and acknowledged that he/she is Managing Member of Jordan Lake Properties, LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 14th day of March, 2023.

Gregory Parlante
Official Signature of Notary

My Commission Expires: 10-4-2025

