

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 630.00

Parcel Identifier No. 0468469 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, P.A., 5909 Falls of Neuse Ste 200, Raleigh NC 27609

Brief description for the Index: Lot 22, Carraway Gardens at Tryon, Phase 9

THIS DEED made this 9 day of NOVEMBER, 2020, by and between

GRANTOR

CAPITOL CITY HOMES, LLC,
 a North Carolina Limited Liability Company
 5711 Six Forks Road, Ste. 200
 Raleigh, NC 27609

GRANTEE

CHERYLE A. BARBOZA AND SPOUSE,
 EIRIKUR S. BJORNSSON
 700 Carraway Garden 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.

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

BEING all of Lot 22, Carraway Gardens at Tryon Subdivision, Phase 9 as shown on map entitled "Carraway Gardens at Tryon Phases 7 and 9" recorded in Book of Maps 2019, Pages 1182-1187, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17554 page 1776.

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

A map showing the above described property is recorded in Plat Book 2019 page 1182-1187.

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. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

Capitol City Homes, LLC, a North Carolina limited liability company

(SEAL)

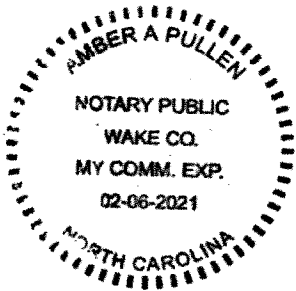
By: Charles W. McDonald (Entity Name)

Print Name: CHARLES McDONALD

(SEAL)

Title: MEMBER MANAGER

(SEAL)



(Affix Notary Seal)

State of NORTH CAROLINA - County of WAKE

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Charles W. McDonald personally came before me this day and acknowledged that (s)he is the Member Manager of Capitol City Homes, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, (s)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 9th day of November, 2020.

Amber A. Pullen
Notary Public

My Commission Expires: February 6th 2021

Amber A. Pullen
Notary's Printed or Typed Name