

WAKE COUNTY, NC 39
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/07/2024 13:43:05

BOOK:019555 PAGE:02746 - 02750

Prepared by and return to: N. Kyle Hicks, a North Carolina Licensed Attorney; Hicks, Preddy & Washburn, PC, P.O. Box 247, Oxford, NC 27565

Delinquent taxes, if any, to be paid by the Closing Attorney to the Wake County Tax Collector upon disbursement of closing proceeds.

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

Tax Parcel No. 0341081

Stamps: \$0.00

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF WAKE

THIS DEED, made and entered into this the 28th day of February, 2024, by and between **DUSTIN DUKE and spouse, KAITLEN JOELLE POE**, designated as Grantor herein, and **DUSTIN AND KAITLEN DUKE, LLC, a North Carolina Limited Liability Company**, whose address is 1849 Old Fields Blvd., Haw River, NC 27258, designated as Grantee herein. 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.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, does hereby give, grant, bargain, sell and convey unto the Grantee, that certain tract or parcel of land, lying and being situate in House Creek Township, Wake County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, said tract or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto the said Grantee, in fee simple.

And the said Grantor hereby covenants and agrees to and with the said Grantee, that Grantor is seized of said land and has the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that Grantor will warrant and forever defend the title to the same 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:

1. The lien of the local ad valorem property taxes for 2024 and subsequent years.
2. Easements and restrictions of record in Book 11765, Page 560 and Book 11958, Page 854, Wake County Registry.
3. All ordinary and customary utility and highway easements and rights-of-way of record.
4. Applicable zoning and building laws or ordinances.

IN TESTIMONY WHEREOF, the said Grantor has hereunto set their hands and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]

ADD LP

[Signature]
DUSTIN DUKE

(SEAL)

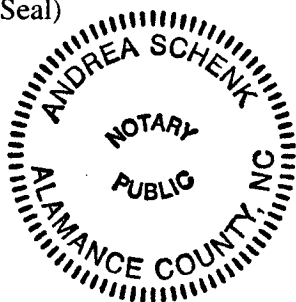
[Signature]
KAITLEN JOELLE POE

(SEAL)

STATE OF North Carolina; COUNTY OF Alamance

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **DUSTIN DUKE**, either () personally known to me or (X) proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and notarial seal, this 28th day of February, 2024.

(Notary Seal)



[Signature]
Notary Public

Andrea Schenk

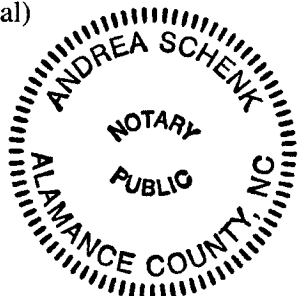
Printed or Typed Name

My commission expires: March 22, 2025

STATE OF North Carolina; COUNTY OF Alamance

I, the undersigned Notary Public in and for the above County and State, do hereby certify that **KAITLEN JOELLE POE**, either () personally known to me or (X) proven by satisfactory evidence (said evidence being NCDL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 28th day of February, 2024.

(Notary Seal)



[Signature]
Notary Public

Andrea Schenk

Printed or Typed Name

My commission expires: March 22, 2025

EXHIBIT "A"

BEING all of Lot 94, Townes at Umstead, as recorded in Book of Maps 2006, Pages 21-26, Wake County Registry.

For further reference, see Deed Book 15397, Page 548, Wake County Registry.

DOD KP



BOOK:019555 PAGE:02746 - 02750



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Tammy L. Brunner
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

5 # of Pages 