

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500⁰⁰

Parcel Identifier No. 0252314 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: The Law Office of Jonathan W. Anderson, PLLC

Brief description for the Index: Lot 61, New Hope Crossing

THIS DEED made this 18 day of April, 2019, by and between

GRANTOR

MONAGHAN PROPERTIES, LLC, a Wyoming
 limited liability company

4008 Barrett Dr. Ste 102
Raleigh, NC 27609

GRANTEE

Judy Czika and spouse, Joseph Czika

3004 Emcutta Court Raleigh NC 27604

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, St. Matthews Township, Wake County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 61 IN NEW HOPE CROSSING SUBDIVISION, PHASE FIVE, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK OF MAPS 1998, PAGE 2266, WAKE COUNTY REGISTRY, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

3004 EMCUTTA WAY RALEIGH NC 27604

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17354 page 2468

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

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:

Ad valorem taxes for current year

Easements, covenants, and restrictions of record.

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

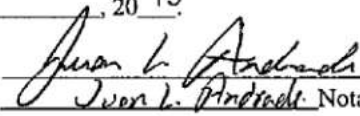
Monaghan Properties, LLC:

 (SEAL)
Angeles Solis, Manager

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Sampson and State aforesaid, certify that Angeles Solis, Manager of Monaghan Properties, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed as the act and deed of Grantor.

Witness my hand and Notarial stamp or seal this 18th day of April, 2019.

My Commission Expires: 7/25/2022
(Affix Seal)


Juan L. Andrade Notary Public
Notary's Printed or Typed Name

