

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$630.00

Recording Time, Book and Page

Tax Map No.:

Parcel Identifier No.: 0135168

Mail after recording to: Grantee

This instrument was prepared by: Brady Boyette PLLC (HAM)(without title examination or tax advice)

This Deed made this 25th day of September, 2023, by and between

LA

GRANTORJohn Patrick Gartland, II (a/k/a John Patrick Gartland)
and spouse, Laureen Dejong Gartland6716 Pulley Town Road
Wake Forest, NC 27587**GRANTEE**

Ryan Douglas Ciamillo, an unmarried person

7313 Bassett Hall Court
Raleigh, NC 27616

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 and more particularly described as follows:

BEING all of Lot 4, Smoketree Subdivision, as shown on a map recorded in Book of Maps 1984, Page 1221, Wake County Registry.

Property Address: 7313 Bassett Hall Court, Raleigh, NC 27616

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 16881, Page 1764, Wake County Registry.

A map showing the above described property is recorded in Book of Maps 1984, Page 1221, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad Valorem Taxes for the year 2023.

Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

GRANTOR(S):

John Patrick Gartland, II
John Patrick Gartland, II
Laureen Dejong Gartland
Laureen Dejong Gartland

STATE OF NC

COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: John Patrick Gartland, II and Laureen Dejong Gartland. Witness my hand and official stamp or seal, this the 25th day of September, 2023.

My Commission Expires: 2/14/28

Tegan E. Byers
Notary Public

Print Notary Name: Tegan E. Byers

