

WAKE COUNTY, NC 148
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/29/2008 AT 11:59:32
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$617
BOOK:013193 PAGE:01386 - 01388

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 617.00

Parcel Identifier No. 0281782 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Ferris & McCall, PC, 5540 Centerview Drive, Ste. 310, Raleigh, NC 27606

Brief description for the Index: LT 64, PH II-B, CROCKETT'S RIDGE SUBDIVISION

THIS DEED made this 28th day of July, 2008, by and between

GRANTOR	GRANTEE
Chandrakala Shivalingaiah and husband, Mangesh Raj Gururaj	Michael J. Senzig, Jr. and wife, Kelly Senzig 500 Fairfax Ave. Fort Lauderdale, FL 33325 Property Address: 2405 Brasstown Lane Apex, NC 27502

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 the City of Apex, Buckhorn Township, WAKE County, North Carolina and more particularly described as follows:
BEING all of Lot 64 of Crockett's Ridge Subdivision, Phase II-B, As shown on plat recorded in Book of Maps 2000, Page 1477 of Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9141 page 1370.

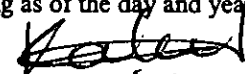
A map showing the above described property is recorded in Plat Book 2000 page 1477.

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: Restrictive covenants recorded in Book 8255, Page 2423, and Book 8272, Page 1338, and Book 8689, Page 874, WAKE County Registry.

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

(Entity Name)



Chandrakala Shivalingaiah

(SEAL)

By: _____

Title: _____



Mangesh Raj Gururaj

(SEAL)

By: _____

Title: _____

By: _____

Title: _____

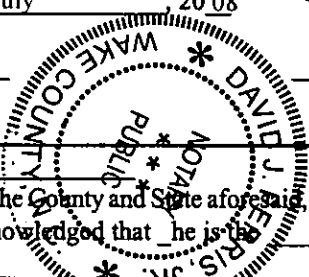
By: _____

Title: _____

State of North Carolina - County of WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that Chandrakala Shivalingaiah and husband, Mangesh Raj Gururaj personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28th day of July, 2008

My Commission Expires: 4-25-2010



Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company ~~general partnership/limited partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of such entity, 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 _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

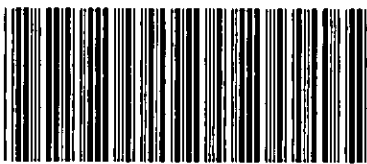
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds



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**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages
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