

BK015250PG01534

WAKE COUNTY, NC 458
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/30/2013 AT 14:13:20
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$300
BOOK:015250 PAGE:01534 - 01536

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 300.00

Parcel Identifier No. 223486 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Road, Ste. 104, Raleigh, NC 27615

Brief description for the Index: LOT 4, Sedgefield Woods Subdivision

THIS DEED made this 30th day of April, 2013 by and between

GRANTOR	GRANTEE
Bobby Sherrill McQueen, Unmarried <u>513 Redford Ptace</u> <u>Rolesville, NC 27517</u>	Dalma Phillips 2912 Sedgefield Pines Lane Raleigh, NC 27604

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 or parcel of land situated in the City of Raleigh, _____ Township, Wake County, North Carolina and more particularly described as follows:

Being all of Lot 4, as shown on plat entitled "Final Plat, Lots 1-19 and 66-80, Sedgefield Woods Subdivision, Cluster Unit Development," prepared by Rovert T. Newcomb & Associates, P.C., R.L.S., and recorded in Book of Maps 1996, Page 337, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9388 page 762.

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

A map showing the above described property is recorded in Plat Book 1996 page 337.

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Printed by Agreement with the NC Bar Association

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.

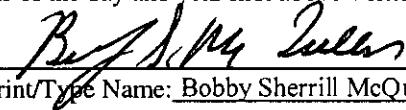
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Restrictive covenants recorded in Book 6937, Page 405, Wake County Registry.

Easements and Restrictions of record.

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

(Entity Name)

By: _____
Print/Type Name & Title: _____


Print/Type Name: Bobby Sherrill McQueen (SEAL)

(SEAL)

Print/Type Name: _____

(SEAL)

Print/Type Name: _____

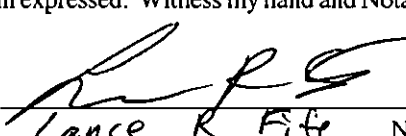
(SEAL)

Print/Type Name: _____

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Bobby Sherrill McQueen 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 30th day of April, 2013.

My Commission Expires: _____
(Affix Seal)

LANCE R. FIFE
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 12-28-2013.


Lance R Fife Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ 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: _____
(Affix Seal)

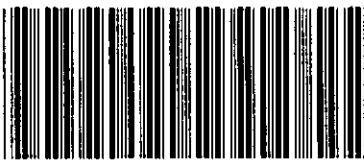
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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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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