

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$486.00

Parcel Identifier No. **0378458** Verified by _____ County on the ____ day of _____,
By: _____This instrument was prepared by: **The McCall Law Firm, PC** - 1121 Situs Court, Suite 390, Raleigh, NC 27606
Mail/Box to: Grantee – 4402 Johnstown Drive, Knightdale, NC 27545-6121
Brief description for the Index: LOT 396, CHURCHILL, PHASE 4CTHIS DEED made this **14th day of August, 2019** by and between

GRANTOR	GRANTEE
David Roberts and spouse, Stephanie Roberts 1111 Addington Lake Ln. Knightdale, NC 27545	Timothy Dunn , unmarried 4402 Johnstown Drive Knightdale, NC 27545-6121

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 Township of **St. Matthew's**, City of **Knightdale**, **Wake** County, North Carolina and more particularly described as follows:**BEING all of Lot 396, Phase 4C, Churchill Subdivision, as shown on map recorded in Book of Maps 2010, Pages 630 and 631, Wake County Registry.****Parcel ID: 0378458****Tax/Map ID: 1743596443****Property Address: 4402 Johnstown Drive, Knightdale, NC 27545-6121**This property is ☒ or ☐ is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14230, Page 1445, Wake County Registry.

submitted electronically by "The McCall Law Firm, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

A map showing the above described property is recorded in Book of Maps 2010, Pages 630-631, Wake County Registry.

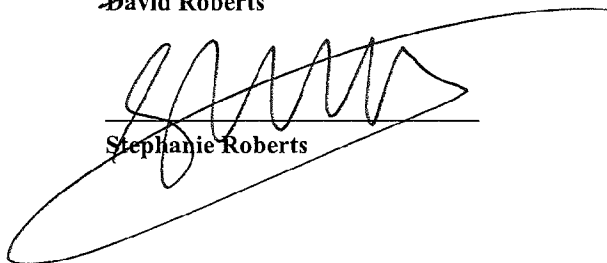
The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. 2019 ad valorem real property taxes and subsequent years.
2. All easements, restrictions and rights-of-way of record, if any.
3. Restrictive covenants recorded in Book 11744, Page 829; Book 13266, Page 1366; Book 13991, Page 971, as supplemented or amended, and any other of record.

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.

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


David Roberts

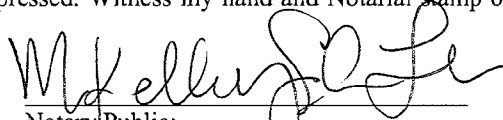

Stephanie Roberts

SEAL-STAMP

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **David Roberts** and **Stephanie Roberts** 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 14th day of August, 2019.

M. Kelley Solomon Johnson
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires April 28, 2024


Notary Public:
Printed Name: M Kelley Solomon Johnson
My Commission Expires: 4/28/2024