

WAKE COUNTY, NC 295
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/23/2012 AT 14:52:00
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$462
BOOK:014852 PAGE:01876 - 01878

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$462.00** Parcel Identifier No. **0407614**

Mail after recording to **Grantee**

This instrument was prepared by **James H. Pardue**

Brief description for the Index **Lot 104, Parker Pointe**

THIS DEED made this **19th** day of **July**, **2012** by and between

GRANTOR

GRANTEE

ROYAL OAKS BUILDING GROUP, LLC

ALBERT PUCCIARELLI
and wife,
CLAIRE PUCCIARELLI

1210 Trinity Road, Suite 102
Raleigh, NC 27607

705 Silk Tree Trace
Fuquay Varina, NC 27526

Enter in appropriate block for each party: name, 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 **Fuquay Varina**, **Middle Creek** Township, **Wake** County, North Carolina and more particularly described as follows:

Being all of Lot 104
Phase 1-C
Parker Pointe Subdivision
As shown on map recorded in Book of Maps 2011, Pages 1209 and 1210,
Wake County Registry

Together with the property rights and benefits and subject to the restrictions, conditions and obligations contained in the Declaration(s) recorded in Book 13857, Page 504; Book 14551 Page 2367, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14687, Page 2649, Wake County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions of record and ad valorem taxes for the year 2012 and years thereafter.

The property does not include the primary residence of the grantor. NCGS §105-317.2.

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

ROYAL OAKS BUILDING GROUP, LLC

By: Jennifer Erwin
Manager

NORTH CAROLINA - WAKE COUNTY

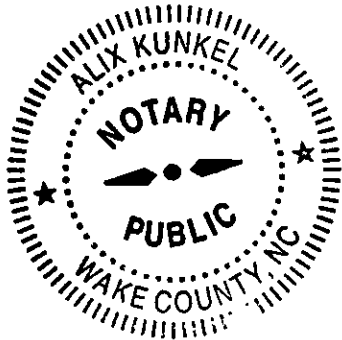
I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that JENNIFER ERWIN personally came before me this day and acknowledged that she is the Manager of Royal Oaks Building Group, LLC, a North Carolina limited liability company and that by authority duly given and as the act of the limited liability company, she signed the foregoing instrument in its name on its behalf as its act and deed.

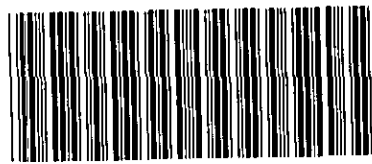
Witness my hand and Notarial stamp or seal, this 1st day of July, 2012.

My Commission Expires: March 15, 2015

Alix Kunkel
Notary Public

(Notary Seal)





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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 3 *JM*