

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No: 0512346 Verified by _____ County on the ____ day of _____, 20____By: Jackson Law, PC 3605 Glenwood Ave, Suite 480, Raleigh, NC 27612Mail/Box to: GranteeThis instrument was prepared by: Jackson Law, PC 3605 Glenwood Ave, Suite 480, Raleigh, NC 27612 (this deed was prepared without the benefit of a title examination or tax advice)Brief description for the Index: Lot 33 Rosedale Ph 5BTHIS DEED made this 3rd day of December, 2024, by and between**GRANTOR****Jennifer Brittain and spouse, Jeremy Brittain, and Kaylyn Brittain, unmarried**Whose address is:
1701 Chirping Trail
Wake Forest, NC 27587**GRANTEE****Jennifer Brittain and Jeremy Brittain, a married couple, as joint tenants with rights of survivorship with Kaylyn Brittain, unmarried**Whose address is:
1701 Chirping Trail
Wake Forest, NC 27587

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, parcel of land, or condominium unit situated in the City of Wake Forest, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 33, Rosedale Subdivision, Phase 5B, as shown on that plat recorded in Book of Maps 2023, Pages 2314-2317, Wake County Registry.**Property address: 1701 Chirping Trail, Wake Forest, NC 27587**
Parcel ID: 0512346

This property herein above described was acquired by Grantor by instrument recorded in Book 19659, Page 1821.

All or a portion of the Property includes the primary residence of a 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. Grantor makes no warranty, express or implied, as to the title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and made effective as of the day and year first above written.

 (SEAL)
By: Jeremy Brittain

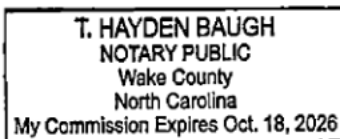
State of North Carolina - County of Wake

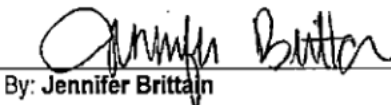
I, the undersigned Notary Public of the County and State aforesaid, certify that **Jeremy Brittain** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 3rd day of December, 2024.

My Commission Expires: Oct 18, 2026

(Affix Seal)


T. HAYDEN BAUGH Notary Public
(Notary's Printed or Typed Name)



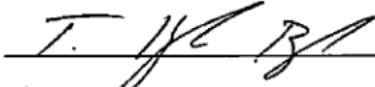
 (SEAL)
By: Jennifer Brittain

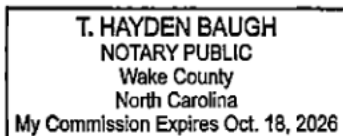
State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Jennifer Brittain** 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 3rd day of December, 2024.

My Commission Expires: Oct 18, 2026

(Affix Seal)


T. HAYDEN BAUGH Notary Public
(Notary's Printed or Typed Name)



Kaylyn Brittain (SEAL)
By: Kaylyn Brittain

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Kaylyn Brittain** 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

3rd day of December, 2024.

My Commission Expires: 07-21-2027

(Affix Seal)

Cindy Santiago
Cindy Santiago Notary Public
(Notary's Printed or Typed Name)

