

Submitted electronically by Senter Stephenson Johnson PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 484.00

Parcel Identifier No. 0222390 Verified by WAKE County on the ____ day of ____, 2018

By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Senter, Stephenson, Johnson, P.A. [WITHOUT TAX ADVICE]

Brief description for the Index: Lot 34 Whitstone S/D

THIS DEED made this 30 day of August, 2018, by and between

GRANTOR

**RICHARD A. HUTTER and wife,
DENISE A. HUTTER**

145 Jones Franklin Road, Apt. A
Raleigh, NC 27606

GRANTEE

CLAUDE ADDISON BARNHILL, unmarried

805 Natural Springs Court
Fuquay-Varina, NC 27526

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 **Middle Creek Township, Wake County, North Carolina** and more particularly described as follows:

BEING all of Lot 34, Whitstone Subdivision as shown on map recorded in Book of Maps 1996, Page 469, Wake County Registry.

Property Address: 805 Natural Springs Court, Fuquay-Varina, NC 27526

The property herein above described was acquired by Grantor by instrument Book 12103, Page 1718, Wake County Registry.

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

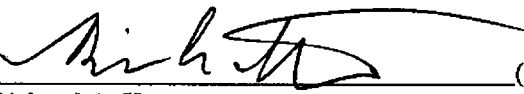
A map showing the above described property is recorded in Book of Maps 1996, Page 469, Wake County Registry.

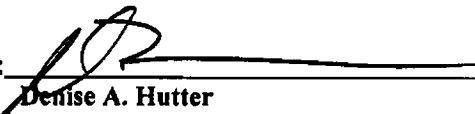
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor 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. General service and utility easements, restrictions, and rights-of-way of record;
2. Restrictions recorded in Book 6916, Page 38, Wake County Registry; and
2. 2018 Ad Valorem taxes, not yet due and payable.

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

By:  (SEAL)
Richard A. Hutter

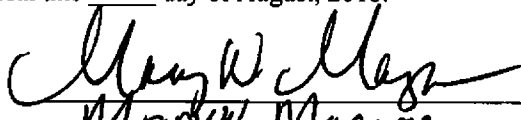
By:  (SEAL)
Denise A. Hutter

State of North Carolina
County of Wake

I certify that **Richard A. Hutter** and **Denise A. Hutter** each personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 30 day of August, 2018.



, Notary Public
My Commission Expires: 12/17/2019