

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$814.00

Parcel Identifier No. 0416547 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: _____ GRANTEE

This instrument was prepared by: _____ Ragsdale Liggett PLLC

Brief description for the Index: Lot 47, Granite Falls, Phase 2THIS DEED made this 15th day of July, 2016, by and between

GRANTOR

EASTWOOD HOMES OF RALEIGH, LLC

2857 Westport Road
Charlotte, NC 28208

GRANTEE

Marie L. Palmer and spouse,
Ricky V. Johnson, II
417 Shady Willow Lane
Rolesville, NC 27571

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, parcel of land or condominium unit (the "Premises") situated in the City of Rolesville, Wake Forest Township, Wake County, North Carolina and more particularly described as follows:

Being all of Lot 47, Granite Falls Subdivision, Phase 2, as shown on map recorded in Book of Maps 2013, page 1110, Wake County Registry.

The Premises was acquired by Grantor by instrument recorded in Book 15757, Page 1400, Wake County Registry.

All or a portion of the Premises does not include the primary residence of a Grantor.

A map showing the Premises is recorded in Plat Book 2013, Page 1110, Wake County Registry.

Submitted electronically by "Ragsdale Liggett PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the Premises 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, and 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..

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

Eastwood Homes of Raleigh, LLC

By: _____

Robert J. Ramseur, Jr., Asst. Secretary

State of North Carolina - County of Wake

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert J. Ramseur, Jr., Asst. Secretary of Eastwood Homes of Raleigh, LLC, a North Carolina limited liability company. Witness my hand and Notarial stamp or seal, this 15th day of July, 2016.

My Commission Expires: 10/18/2019
(Affix Seal)

Angela L. Cockman
Angela L. Cockman Notary Public
Notary's Printed or Typed Name

