

Excise Tax            \$0.00                                Recording Time, Book and Page

Out of Real Estate ID No. 0112901

Out of PIN No. 1743157911

*Mail after recording to:*                                Grantee

*This instrument was prepared by:* Hamrick & Galanis, PLLC, licensed North Carolina attorneys

Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Deed prepared without title examination or tax advice.

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 6th day of December, 2023, by and between

| GRANTOR                                                                                                  | GRANTEE                                                                      |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>James Sherwood Parker, Trustee of the<br/>Parker Family Revocable Trust<br/>dated August 28, 2015</b> | <b>James Sherwood Parker, married,<br/>as his sole and separate property</b> |
|                                                                                                          | <br>1929 Hodge Road<br>Knightdale, North Carolina 27545                      |

Enter in appropriate block for each party: name; address; and, if appropriate, character of entity, e.g., corporation or partnership.

The designations 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 Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee, in fee simple, the forty-five percent (45.0%) interest held by Grantor in and to that certain lot or parcel of land situate in St. Matthews Township, Wake County, North Carolina, and more particularly described as follows:

**BEING** all of that tract of land containing 2.05 acres, more or less; having Wake County PIN Number 1743-15-7911; and shown as Lot 3 on map recorded in Book of Maps 1998, at Page 1469, of the Wake County Registry. For prior reference, see Deeds recorded in Book 9452, at Page 2156, and Book 16139, at Page 1928, of the said Wake County Registry (see also Estate File No. 13-E-2508 in the Office of the Wake County Clerk of Superior of Court).

submitted electronically by "Hamrick & Galanis, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

All or a portion of the above-described property **does** include the primary residence of Grantor.

Said property was conveyed to Grantor by Deed recorded in Book 16139, at Page 1928, of the Registry of Wake County, North Carolina.

As stated, a map showing the property is recorded in Book of Maps 1998, at Page 1469, of the Wake County Registry.

**TO HAVE AND TO HOLD** the aforesaid land interest, and all privileges and appurtenances thereunto belonging, to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of said interest in the premises and 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, but for the exceptions hereinafter stated, warrant and defend said title against the lawful claims of all persons whomsoever. Title to the property hereby conveyed is subject to the following exceptions:

- (1) Lien of ad valorem taxes for the year 2023, now due and payable but not yet delinquent, and subsequent years, not yet due and payable;
- (2) Utility lines located over, under, or upon the premises; and
- (3) Easements, rights-of-way, and restrictions of record.

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be properly executed the day and year first above written.

**PARKER FAMILY REVOCABLE TRUST  
DATED AUGUST 28, 2015**

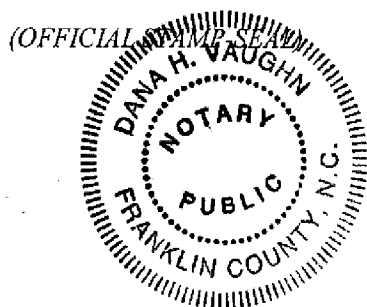
By: *James Sherwood Parker*  
James Sherwood Parker, Trustee

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Dana H. Vaughn, a Notary Public of Franklin County and State aforesaid, certify that JAMES SHERWOOD PARKER personally appeared before me this day, and, being first duly sworn, acknowledged that he is TRUSTEE of the PARKER FAMILY REVOCABLE TRUST DATED AUGUST 28, 2015, and that he, in such capacity, executed the foregoing instrument on behalf and by authority of said Trust.

**WITNESS** my hand and official stamp or seal, this the 3 day of January, 2024.



*Dana H. Vaughn* Notary Public  
Printed Name: Dana H. Vaughn  
My Commission Expires: 4-15-27