

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 416.00

Parcel Identifier No. 0072387 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: John F. Wible, P.A., 8510 Six Forks Road, Ste. 102, Raleigh, NC 27615

Brief description for the Index: LOT 3, Blk A, Wakelon Heights Extended

THIS DEED made this 23rd day of January, 2023 by and between

GRANTOR
Debra Lynn Liles, Devisee and Executrix* (un-
married); Betty Ann Gurley, Devisee*, and
spouse, Hal Gurley; and Larry D. Liles, Jr.,
Devisee* (unmarried)
*Estate of Shirley Ann Upchurch Liles
22-E-3211, Wake County

GRANTEE
Oscar Henriquez and spouse,
Maria Henriquez a/k/a Maria Antonia
Henriquez
112 E. Franklin Street
Zebulon, NC 27597

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 City of Zebulon, Little River Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot Number 3 in Block A, Wakelon Heights Extended, as shown on plat recorded in Book of Maps 1959, Page 339, Wake County Registry.

Property Address: 112 E. Franklin St., Zebulon, NC 27597

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2841 page 211.

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

A map showing the above described property is recorded in Plat Book 1959 page 339.

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: Ad valorem real property taxes for current and subsequent years.

All easements, restrictions and rights-of-way of record, if any.

All utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

Debra Lynn Liles

Print/Type Name: Debra Lynn Liles, Dev and Executrix

(SEAL)

Print/Type Name: Betty Ann Gurley,

(SEAL)

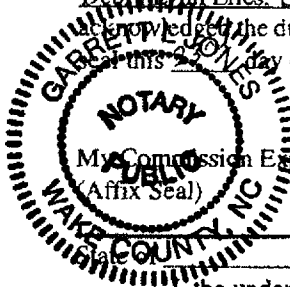
Print/Type Name: Hal Gurley,

(SEAL)

Print/Type Name: Larry D. Liles, Jr.

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Debra Lynn Liles, Dev and Executrix of Estate of Shirley Ann Upchurch Liles 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 of this 22 day of January, 2023.



My Commission Expires: 2/28/27
(Affix Seal)

Garrett L. Jones

Notary Public
Notary's Printed or Typed Name

- County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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: Ad valorem real property taxes for current and subsequent years.

All easements, restrictions and rights-of-way of record, if any.

All utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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

(Entity Name) Print/Type Name: Debra Lynn Liles (SEAL)

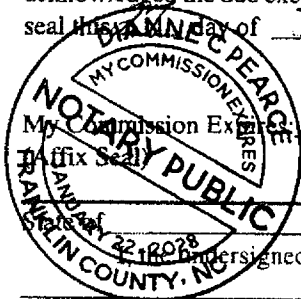
By: _____
Print/Type Name & Title: _____ Print/Type Name: Betty Ann Gurley (SEAL)

By: _____
Print/Type Name & Title: _____ Print/Type Name: Hal Gurley (SEAL)

By: Larry D. Liles Jr.
Print/Type Name & Title: _____ X LARRY D. LILES JR. (SEAL)
Print/Type Name: Larry D. Liles, Jr.

State of North Carolina - County or City of WAKE

I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that Larry D. Liles, Jr. 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 5th day of JANUARY, 2023.



[Signature]
Notary's Printed or Typed Name

- County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name