

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$720.00
Title Company:	Fidelity National Title Insurance
Mail/Box to:	Grantee
Prepared by:	Vyas Realty Law, 4934 Windy Hill Drive, Raleigh, NC 27609
Brief description for the index:	Lot 19, Hillandale Parcel: 0095759 PIN: 1720147882

THIS GENERAL WARRANTY DEED ("Deed") is made on the 17th day of October, 20 24, by and between:

GRANTOR	GRANTEE
William Worth Jennings, III and spouse, Gaynell D. Jennings _____	Garcia Properties LLC, a North Carolina limited liability company (an undivided 50% interest) <u>Mailing Address:</u> 8424 Crowder Road, Raleigh, NC 27603 -and- Joshua Britton, a married man (an undivided 50% interest), together as as tenants in common <u>Mailing Address:</u> P.O. Box 2485, Lillington, NC 27546 <u>Property Address:</u> 702 Hillandale Lane, Garner, NC 27529

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Garner, Wake County, North Carolina and more particularly described as follows (the "Property"):

BEING all of Lot 19, Hillandale, according to a map recorded in Book of Maps 1976, Volume II, Page 127, Wake County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3851 Page 140.

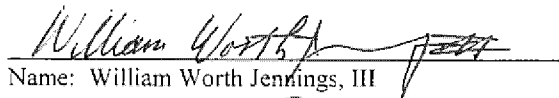
All or a portion of the Property ☐ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 1976, Volume II, Page 127.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Ad valorem taxes for the current year (prorated through the date of Settlement); and
2. 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 this North Carolina General Warranty Deed, if an entity by its duly authorized representative.


Name: William Worth Jennings, III

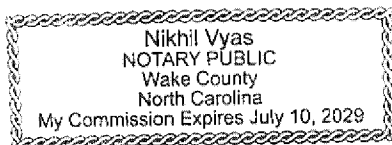

Name: Gaynell D. Jennings

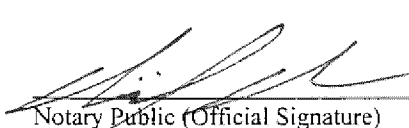
STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Nikhil Vyas, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17th day of October, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

William Worth Jennings, III and spouse, Gaynell D. Jennings

Affix Notary Seal/Stamp




Notary Public (Official Signature)

My commission expires: 7/10/2029