

Excise Tax \$ 434.00
Tax Lot No. 0174503Recording Time, Book and Page
Parcel Identifier No. 1773295709*Mail after recording to GRANTEE*

This instrument was prepared by Lisa E. Galanis, Hamrick & Galanis, PLLC, a licensed North Carolina attorney, 7048 Knightdale Blvd., #200, Knightdale, NC 27545. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index Lot 15, Property of Bessie Coffey**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 2nd day of May, 2019, by and between

GRANTOR

**Timothy Smith and wife,
Martha Smith****4204 Grahamstone Road
Raleigh, NC 27610**

GRANTEE

**Phillip Aaron Little, unmarried and
Taylor Macy Wilson, unmarried
As Joint Tenants with Rights of Survivorship****6304 Petunia Lane
Wendell, NC 27591**

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 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, Marks Creek Township, WAKE County, North Carolina, and more particularly described as follows:

BEING all of Lot 15, Bessie Coffey Subdivision, as depicted in Map Book 1976, Page 159, Wake County Registry.All or a portion of the property herein conveyed X does does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by Deed recorded in Book 9715, Page 517, Wake County Registry.

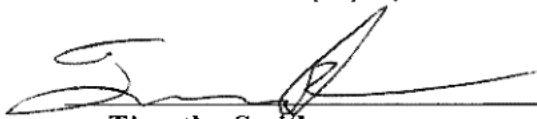
A map showing the above-described property is recorded in Book of Maps 1976, Page 159, Wake County Registry.

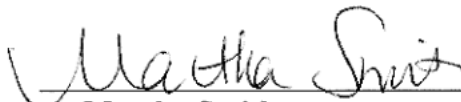
TO HAVE AND TO HOLD, the aforesaid lot or parcel of land and all privileges and appurtenances thereto, belonging to the Grantee in fee simple.

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, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- (1) Public utility easements and rights of way to public roads and streets.
- (2) Easements and other matters as may be shown on a recorded map and/or of record.
- (3) 2019 ad valorem taxes and subsequent years.
- (4) Restrictive Covenants, if any of record.

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

 (SEAL)
Timothy Smith

 (SEAL)
Martha Smith

SEAL-STAMP

STATE OF NORTH CAROLINA, WAKE COUNTY

I, Dana H. Vaughn, a Notary Public of the County of Franklin and State aforesaid, certify that **Timothy Smith and Martha Smith** personally came before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 06 day of May, 2019.

My Commission Expires: 4-15-22 Dana H. Vaughn Notary Public

