

Submitted electronically by Senter, Stephenson, Johnson, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 0354997 Verified by **Wake** County on the ____ day of _____, 2021.

By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Senter, Stephenson, Johnson, P.A. [WITHOUT TITLE SEARCH TAX ADVICE]

Brief description for the Index: LOT 131 THE OAKS AT SIPPIHAW PH 3 BM 2007-00067

THIS DEED made this 5th day of August, 2021, by and between

GRANTOR	GRANTEE
Beverly A. Baker, widow 522 Sippihaw Oaks Drive Fuquay-Varina, NC 27526	Beverly A. Baker, Trustee of the Carl R. Baker and Beverly A. Baker Revocable Living Trust dated November 25, 2013, and amended and restated on August 5, 2021 522 Sippihaw Oaks Drive Fuquay-Varina, NC 27526

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 Grantee in fee simple, all that certain lot or parcel of land situated in **Middle Creek** Township, **Wake** County, North Carolina and more particularly described as follows:

BEING all of Lot 131, THE OAKS AT SIPPIHAW, PHASE 3, as shown in Book of Maps 2007, pages 65- 67, Wake County Registry, reference to which is hereby made for greater certainty of description.

Property Address: 522 Sippihaw Oaks Drive, Fuquay-Varina, NC 27526

The property herein above described was acquired by Grantor by instrument recorded in Book 14605, Page 1065, Wake County Registry.

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

A map showing the above-described property is recorded in Book of Maps 2007, Pages 65-67, 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, other than the following exceptions:

1. **General service and utility easements, restrictions, and rights-of-way of record.**
2. **2021 ad valorem taxes, not yet due and payable.**
3. **Restrictive Covenants of Record.**

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

Beverly A. Baker (SEAL)
Beverly A. Baker

State of North Carolina
County of Wake

I certify that **BEVERLY A. BAKER** 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 August, 2021.

Kari L. Hepburn
Kari L. Hepburn, Notary Public

My Commission expires: 9/13/2024

