

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 590.00

Parcel Identifier No. 1736699039 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: John E. Cargill (without title search) www.johnEcargill.com 53

Brief description for the Index: LOT 3089, PH 11, 5401 North

THIS DEED made this 22nd day of July, 2019 by and between

GRANTOR

Kenny Lamount Maye and wife
 Tiffany Laveme Maye
 1465 Bramblewood Drive
 Fort Mill, SC 29708

GRANTEE

Gary Gildner
 5416 Beardall Street
 Raleigh, NC 27616

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 Raleigh, _____ Township, Wake County, North Carolina and more particularly described as follows:

Lot 3089, 5401 North Subdivision, Phase 11, according to a plat recorded at Book of Maps 2016, Pages 54-56, Wake County Registry.

Property Address: 5416 Beardall Street; Raleigh, NC 27616

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16862 page 1440.

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

A map showing the above described property is recorded in Plat Book 2016 page 54-56.

NC Bar Association Form No. 3 © 1976. Revised © 1/1/2010
 Printed by Agreement with the NC Bar Association

Submitted electronically by "Jackson Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.

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: Easements, conditions and restrictions of record.

Ad valorem taxes for 2019 and thereafter.

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: _____

Kenny Lamont Maye (SEAL)
Print/Type Name: Kenny Lamont Maye

Tiffany Laverne Maye (SEAL)
Print/Type Name: Tiffany Laverne Maye

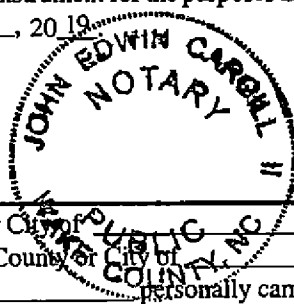
Print/Type Name: _____

Print/Type Name: _____

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 Kenny Lamont Maye and wife Tiffany Laverne Maye 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 22nd day of July, 20 19.

My Commission Expires: August 8, 2022
(Affix Seal)



John Edwin Cargill 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 _____ 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