

Excise Tax \$1033.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: _____ Lot: 22

Parcel Identifier No.: 0415365

This instrument prepared by John B. South, Jr., a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

The South Law Firm, PLLC, 3725 National Drive Suite 100, Raleigh, NC 27612

Return to: Grantee

*This property is is not the primary residence of the Grantor.

Brief description for the Index

Lot 22, Braxton Pointe

THIS DEED made this 26th day of FEBRUARY, 2021, by and between**GRANTOR****RAYMOND G. LIVINGSTON
And Spouse,
PATRICIA L. LIVINGSTON****GRANTEE****CORNELIUS MICHELLE SMITH
And Spouse,
CATHERINE SMITH****5420 Overdale Lane
Raleigh, NC 27603**

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

BEING ALL of Lot 22 Braxton Pointe Subdivision as shown on a plat entitled "Final Plat Braxton Pointe" recorded in Book of Maps 2013 Pages 497-498 and in Book of Maps 2013 Pages 1267-1268 and further depicted in the exempt plat entitled "Public Drainage Easement Reallocation Map Lot 22 and 21 recorded in Book of Maps 2021 Page 425 Wake County Registry

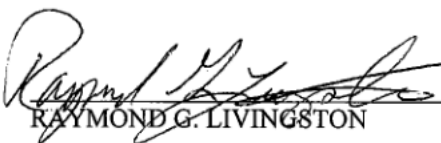
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

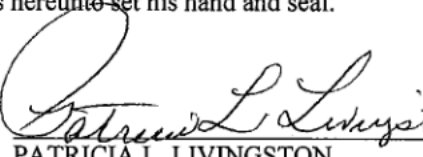
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

 (SEAL)
RAYMOND G. LIVINGSTON

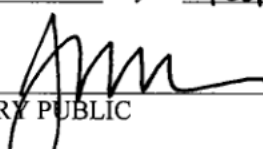
 (SEAL)
PATRICIA L. LIVINGSTON

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, BENJAMIN J. PETROZELLO, a Notary Public for WAKE County, State of NORTH CAROLINA certify that RAYMOND G. LIVINGSTON AND PATRICIA L. LIVINGSTON personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 26TH day of FEBRUARY, 2021.

[Official Seal]


NOTARY PUBLIC

My Commission expires: _____

