

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$690

Parcel Identifier No. 0323514 Verified by _____ County on the _____ day of _____, _____
By: _____Mail/Box to: GranteeThis instrument was prepared by: Gwynn, Edwards & Getter, PA 900 Ridgefield Dr, Ste 150, Raleigh, NC 27609Brief description for the Index: Lot 1283 Bedford at Falls RiverTHIS DEED made this 27th day of September, 2024 by and between

GRANTOR

Lori Harding James, unmarried**1505 Oakboro Drive
Raleigh, NC 27614**

GRANTEE

**Terramisu LLC
A North Carolina limited liability company****PO Box 90427
Raleigh, NC 27675**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, and 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, Wake** County, North Carolina and more particularly described as follows:

**BEING ALL OF LOT 1283, PHASE 28, BEDFORD AT FALLS RIVER, AS SHOWN ON MAP THEREOF
RECORDED IN BOOK OF MAPS 2004, PAGES 653-656, WAKE COUNTY REGISTRY AND AS SHOWN ON
MAP RECORDED IN BOOK OF MAPS 2005, PAGE 1946, WAKE COUNTY REGISTRY.**

REID 0323514**KNOWN AS 2707 WILLOW PINES PLACE, RALEIGH, NC 27614**

The property hereinabove described was acquired by Grantor by instrument recorded in Book **19471**, Page **941**, Wake County Registry.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book **2004**, Page **653-656**, Wake County Registry.

Submitted electronically by "Gwynn, Edwards & Getter, PA"
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:

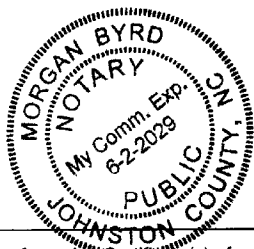
1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.
3. Restrictive Covenants recorded in Book 10203, Page 597; Book 9776, Page 2516; Book 9366, Page 895, Wake County Registry.

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

Lori Harding James (SEAL)
Lori Harding James

SEAL - STAMP

State of NC - County of Wake



I, the undersigned Notary Public of ^{Johnston} ~~the~~ County and State aforesaid, certify that Lori Harding James 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 this 27th day of September, 2024.

My Commission Expires:

6/2/2029

Morgan Byrd
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County.

By: _____ Deputy/Assistant - Register of Deeds