

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$649.00

Real Estate ID No.: 0480296

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 800 W. Williams Street, Suite 271, Apex, NC 27502
(21-3097-MER)

Brief description for the Index: Lot 43, Lakeview, Phase 3

THIS DEED made this 22nd day of June, 2021, by and between

GRANTOR

NR

GRANTEEMeritage Homes of the Carolinas, Inc.,
an Arizona corporation
8800 E. Raintree Drive, Suite 300
Scottsdale, AZ 85260-3966

Ritwik Ray and spouse, Nayantara Ray

Grantee's Address:
2426 Canoe Creek Lane
Apex, NC 27523

The designation Grantor and Grantee as used herein shall include said parties, 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 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 Town of Fuquay Varina, Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 43 in Lakeview Subdivision, Phase 3, as shown on the maps recorded in Book of Maps 2020, Pages 1986-1988, Wake County Registry, to which maps reference is hereby made for a more particular description.

Property Address: 109 Boone Lake Way, Fuquay Varina, NC 27526

Submitted electronically by "Moore & Alphin, PLLC"
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 said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) Easements and rights-of-way of record affecting the property.
- 3) Restrictive covenants of record affecting the property.
- 4) Any matters that would appear on an accurate survey of the property.
- 5) Any matters that would appear as exceptions in an Owner's Policy of Title Insurance, if Grantee elected to obtain one

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized Division President, as of the day and year set forth in the notary acknowledgment below.

MERITAGE HOMES OF THE CAROLINAS, INC.

By: _____



Stacy Brown, VP of Finance – Raleigh Division.

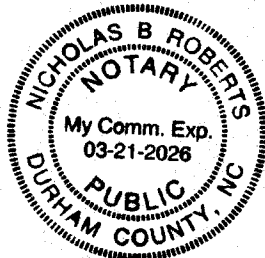
State of North Carolina – County of Wake:

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes and in the capacity stated:

Stacy Brown

Date: 22 JUNE 2021

(Stamp or Seal)



Signature of Notary

Printed Name: _____

My commission expires: _____