

Submitted electronically by The Law Offices of Amy Whinery Osborne, PC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER RECORDING, MAIL TO:

Robert J. Spears and
Patricia P. Spears,
Co-Trustees
3113 Floresta Drive
Apex, Wake County, NC 27539

MAIL TAX STATEMENTS TO:

Robert J. Spears and
Patricia P. Spears,
Co-Trustees
3113 Floresta Drive
Apex, Wake County, NC 27539

**PREPARED WITHOUT EXAM and
RECORDING REQUESTED BY**

Amy W. Osborne, Esq.
LAW OFFICE OF AMY OSBORNE

P O Box 7
Cary, NC 27512

EXCISE TAX: \$0.00 Parcel Identifier No.: 0770211658

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 5th day of August, 2021, by and between Robert J. Spears and Patricia P. Spears of 3113 Floresta Drive, Apex, Wake County, NC 27539, hereinafter referred to as "**Grantors**"; and Robert J. Spears and Patricia P. Spears, co-Trustees of THE SPEARS LIVING TRUST, dated August 5, 2021, 3113 Floresta Drive, Apex, Wake County, NC 27539, hereinafter referred to as "**Grantees**";

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 or condominium unit situated in the City of Apex, Swift Creek Township, Wake County, North Carolina; And more particularly described as follows:

BEING all of Lot 16, BROOKSHIRE MANOR, as recorded in Books of Maps 2006, Page 1573, Wake County Registry.

Property address: 3113 Floresta Drive, Apex, Wake County, NC 27539

THE SOLE PURPOSE OF THIS DEED IS TRANSFER TO REVOCABLE LIVING TRUST.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 016102, Page 01690-01691, Wake County Registry.**

A map showing the above-described property is recorded in Book of Maps 2006, page 1573, 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.

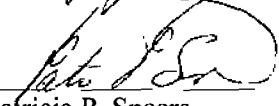
Title to the property hereinabove described is subject to the following exceptions:

1. Lien of ad valorem taxes for the current and subsequent years
2. Restrictive and Protective Covenants, together with any subsequent amendment(s) thereof, any other Restriction(s), Easement(s) and Right(s)-of-way, all as they may appear of record.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN TESTIMONY WHEREOF, said Grantor has set her hand and seal the day and year first above written.

 _____ (SEAL)
Robert J. Spears

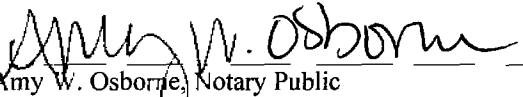
 _____ (SEAL)
Patricia P. Spears

State of North Carolina, Wake County

I, AMY W OSBORNE, a Notary Public, do hereby certify that ROBERT J. SPEARS and PATRICIA P. SPEARS, either being personally known to me or proven by satisfactory evidence (said evidence being drivers' licenses), personally came before me this day, and acknowledged the voluntary execution of the foregoing instrument by her for the purposes stated therein.

Witness my hand and official seal this the 5th day of August, 2021.

(Official Seal)

 _____
Amy W. Osborne, Notary Public

My commission expires: 5/6/2025

