

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1070.00

Parcel Identifier No. 0251827 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Capital City Law, 116 N. Person Street, Raleigh, NC 27601

Brief description for the Index: Lot 112, Delta Ridge Phase 2

THIS DEED made this 27 day of April, 2022, by and between

GRANTOR	GRANTEE
Matthew Seth Odrezin a/k/a Matthew Seth O'Drezin and Sarah Elizabeth Odrezin a/k/a Sarah Elizabeth O'Drezin, a married couple 9405 Glencrest Way Raleigh, NC 27613	Samuel Tobias Salathe, an unmarried person 5029 Delta Lake Drive Raleigh, NC 27612

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, parcel of land or condominium unit situated in the City of Raleigh, House Creek Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 112, Delta Ridge Phase 2, as shown on that certain plat dated October 14, 1999, by A.R. Barnes, Registered land Surveyor, and recorded in Book of Maps 1999, Pages 232-237, Wake County Registry.

Which has the following street address: 5029 Delta Lake Drive, Raleigh, NC 27612

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14779 Page 149. All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor. A map showing the above described property is recorded in Plat Book 1999 Page 232.

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, covenants, and restrictions of record.

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

Matthew Seth O'Drezin (SEAL)
Print/Type Name: Matthew Seth O'Drezin

Sarah Elizabeth O'Drezin (SEAL)
Print/Type Name: Sarah Elizabeth O'Drezin

State of NC – County of Wake

I, the undersigned Notary Public of the County and State set forth on my seal, certify that Matthew Seth O'Drezin and Sarah Elizabeth O'Drezin 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 27 day of April, 2022

My Commission Expires: _____

Notary Public

[Signature]

