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WAKE COUNTY, NC
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01-07-2015 AT 11:33:03
STATE OF NC REAL ESTATE
EXCISE TAX: $812.00
BOOK:015886 PAGE:01212 - 01213

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $812.00
Parcel No. 0138850
Mail/Box to: Grantee
Prepared By: Brian C. Spence, Attorney at Law
Brief Legal: Lot 4, Hunters Landing IV Subdivision
This Deed is made this 5th day of January, 2015, by and between:

GRANTOR: **MATTHEW G. BERRY (a/k/a MATHEW G. BERRY) & wife, JENNIFER M. BERRY**

3216 Brassfield Rd.
Creedmoor, NC 27522

GRANTEE: **AUSTIN REID GRIMES & wife, BLAIR H. GRIMES**

14012 Bingham Dr.
Raleigh, NC 27614-9010

The designation of 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 the City of n/a, Bartons Creek Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 4, Hunters Landing IV Subdivision, as shown on map thereof recorded in Book of Maps 1985, Page 913, Wake County Registry, to which map reference is hereby made for a more particular description of same.

Submitted electronically by Brian C. Spence, Attorney At Law, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14095 Page 2237

A map showing the above described property is recorded in Plat Book 1985 Page 913

Grantor certifies that the property herein conveyed does not include Grantor's primary residence.

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 the 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 tax year 2015 and subsequent tax years.
2. Easements and restrictions of record.

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

(SEAL)
MATTHEW G. BERRY

(SEAL)
JENNIFER M. BERRY

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Kimberly M Bechtel a Notary Public in and for the County of Wake, State of North Carolina, do hereby certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed:

MATTHEW G. BERRY & JENNIFER M. BERRY ----------

Witness my hand and official seal this 5th day of January, 2015.

Kimberly M. Bechtel
Notary Public

My Commission Expires: 11/17/2016

KIMBERLY M BECHTEL NOTARY PUBLIC WAKE COUNTY, NC (Notary Seal) MY COMMISSION EXPIRES 11/17/2016