TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08-05-2022 AT 11:53:34
STATE OF NC REAL ESTATE
EXCISE TAX: $1,602.00
BOOK: 019111 PAGE: 00017 - 00019

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $1602.00

Parcel Identifier No. 0005762 Verified by _____ County on the ____ day of _____, 20___
By: _____

Mail/Box to: AW Morris Law, PLLC, 5000 FALLS OF NEUSE ROAD, STE. 400, RALEIGH, NC 27609

This instrument was prepared by: AW Morris Law, PLLC, 5000 FALLS OF NEUSE ROAD, STE. 400, RALEIGH, NC 27609

Brief description for the Index: _____

THIS DEED made this 15th day of July, 2022, by and between

GRANTOR	GRANTEE
CLARA E. BENNETT, TRUSTEE OF THE CLARA E. BENNETT REVOCABLE TRUST DATED NOVEMBER 5, 1998, AND ANY AMENDMENTS THERETO 2708 Cartier Drive Raleigh, NC 27608	PAUL THOMAS and spouse, AMY THOMAS 5010 Keane Drive Carmichael, CA 95608

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, _____ Township, WAKE County, North Carolina and more particularly described as follows:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8183 page 1116.
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 _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013
Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by:
North Carolina Bar Association – NC Bar Form No. 3

Submitted electronically by AW MORRIS LAW, 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 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:
ad valorem taxes for the current year (prorated through the date of Settlement) and utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property

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

_____ (Entity Name)	Clara E. Bennett (SEAL)
By: _____	Print/Type Name: CLARA E. BENNETT, TRUSTEE
Print/Type Name & Title: _____	_____ (SEAL)
	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of NC - County or City of ~~Wake~~ Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that CLARA E. BENNETT, TRUSTEE 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 2 day of ~~July~~ August, 20 22.

AMANDA TAY SMITH Notary Public Wake County NORTH CAROLINA

My Commission Expires: 9.1.24
(Affix Seal)

Amanda Tay Smith Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013
Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by:
North Carolina Bar Association – NC Bar Form No. 3

EXHIBIT A

BEING all of Lot 1 as shown on Map recorded in Book of Maps 1983, Page 230, Wake County Registry.

Grantor reserves for themselves a 15 foot access easement for ingress and egress as shown on an map drawn by Stewart-Proctor Engineering and Surveying, dated July 29, 2022. Said easement begins at the Joint Concrete Driveway where the driveway meets Cartier Drive and runs with the asphalt driveway along Lot 1 up to and upon Lot 2 as shown on Book of Maps 1983, Page 230, Wake County Registry. The midpoint of the easement shall be the midpoint of the asphalt drive as it meanders across said Lot. It is the intention of the parties that this easement shall run with the land and is transferable to all successors and assigns in interest.

Property is subject to various easements of record, including:

- **Water Line Easement as shown in Book of Maps 1983, Page 230, Wake County Registry.**
- **12 Foot Access Easement as shown in Book 2261, Page 153, Wake County Registry.**
- **6 Foot Access Easement as shown in Book of Maps 1983, Page 230, Wake County Registry.**
- **Sewer Line Easement as shown in Book 3681, Page 671, Wake County Registry.**
- **Sewer Line Easement as shown in Book 13275, Page 934, Wake County Registry.**
- **Joint Driveway Easement as shown in Book 15729, Page 1134, Wake County Registry, as amended in Book 15741, Page 2622, Wake County Registry.**

The signatures of the Parties below bear witness to their consent.

Clara E. Bennett

Grantor: Clara E. Bennett, Trustee

Grantee: Paul Thomas

Amy S. Thomas

Grantee: Amy Thomas