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OFFICIAL RECORDS OF WAKE COUNTY
Tammy L. Brunner, Register of Deeds
09/03/2026 11:45 AM Recording Fee: $26.00

Submitted electronically by NC Planning in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA WARRANTY DEED

Excise Tax: $0

Parcel Identifier No. 0794025402 Verified by _____ County on the ____ day of_____, 20_____
By:_____

Mail/Box to: Lenfestey, Maxie & Burger, PLLC, 127 W. Hargett St., Suite 301, PMB 190, Raleigh, NC 27601

This instrument was prepared by: Lauren C. Maxie, Esquire (without search or opinion)

Brief description for the Index: LO18-19 METHOD

THIS DEED made this 29 day of August, 2026, by and between

GRANTOR	GRANTEE
Mary Manuel, unmarried	**James Manuel, married** whose address is: Mailing Address: 2940 Logbridge Road High Point, North Carolina 27265 Property Address: 3112 Ligon Street Raleigh, North Carolina 27607

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 has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Wake County, North Carolina and more particularly described as follows:

BEGINNING at a stake in the northern boundary line of Ligon Street, 235 feet W. of the corner of the intersection of Church and Ligon Street, runs thence northwardly with the line of Lot No. 17, 145.5 feet to a stake in the southern line of Lot No. 31; thence W. with the line of Lot Nos. 31 and 30, 80 feet to a stake, corner of Lot Nos. 29 and 20; thence southwardly with the eastern line of Lot No. 20, 147.75 feet to an iron stake in the northern boundary line of Ligon Street; thence eastwardly with the northern boundary line of Ligon Street 80 feet to an iron stake, the point of beginning, the same being Lots 18 and 19 according to a

map of the Method Subdivision of the Property of Berry O'Kelly, made by C. L. Mann, C.E., March 1919 and record in Book of Maps 1920 at Page 150, in the office of the Register of Deeds for Wake County.

For back reference see Deed Book 964, Page 326. Wake County Registry.

The property herein conveyed does **not** include the primary residence of a Grantor.

WHEREAS, the property herein conveyed was acquired by James Manuel and wife, Laura Manuel by Deed dated March 15, 1947, and recorded in Deed Book 964, Page 326, Wake County Registry;

AND James Manuel died a resident of Wake County, North Carolina on January 16, 1984, survived by his wife, Laura Manuel;

AND Laura Manuel, died a resident of Wake County, North Carolina, intestate, September 25, 2015, survived by her sons, James Manuel and Samuel Manuel;

AND Samuel Manuel died a resident of Wake County, North Carolina, intestate, on March 11, 2023, survived by his wife, Mary Manuel, and no living descendants;

AND the purpose of this deed is to transfer the one half (50%) undivided interest of Grantors' interest in and to the property to the Grantee, vesting sole ownership in and to the property in Grantee.

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:

1. Any easements, restrictions, and rights of way of record.
2. Any exceptions as set forth in the legal description contained herein.

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

GRANTOR

Mary Ruth Manuel (SEAL)
Mary Manuel

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

I, the undersigned Notary Public of the County and State aforesaid, certify that **Mary Manuel** in her capacity as Grantor personally appeared before me this day and each acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 29th day of August, 2026.

(Affix Seal)

JOY MICHELLE LEWIS NOTARY PUBLIC WAKE COUNTY, N.C.

Joy Michelle Lewis
Notary Public Joy Michelle Lewis
My Commission Expires: 04/29/2031