CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01-09-2020 AT 14:17:47
STATE OF NC REAL ESTATE
EXCISE TAX: $760.00
BOOK: 017711 PAGE: 01139 - 01141

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: **$760.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **0054480**

Mail after recording to: GRANTEE

This instrument was prepared by: Marcus Becton, Esq.

THIS DEED made this 3rd day of January, 2020 by and between

GRANTOR

SILVIA SAAVEDRA, widow
MAILING ADDRESS:

GRANTEE

DONALD GENE TIPPETT, an unmarried man, and MICHELE M. WEATHERS, an unmarried woman, joint tenants with right of survivorship
MAILING ADDRESS: 4117 CONVERSE DRIVE, RALEIGH, NC 27609

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 and more particularly described as follows:

See Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by deed recorded **in Book 2875, Page 30 WAKE County Registry.**

A map showing the above described property is recorded in **Book of Maps 1967, Page 98, WAKE County Registry** and referenced within this instrument.

The above described property _____**does/** X **does not** include the primary residence of the Grantor.

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.

Submitted electronically by "Becton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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. Easements and restrictions of record
2. Ad valorem taxes for **2020** and thereafter

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Silvia Saavedra (SEAL)
SILVIA SAAVEDRA

STATE:
COUNTY:

I, Matthew McDonald, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **SILVIA SAAVEDRA**. Witness my hand and official stamp or seal, this the 3rd day of January, 2020.

My Commission Expires: 10-1-2024

Notary Public

Print Notary Name: Matthew McDonald

MATTHEW McDONALD NOTARY PUBLIC WAKE COUNTY, NC

Exhibit A

BEGINNING at a stake in the northwestern line of Converse Drive, said stake marking the southeastern corner of Lot 18, Block D, as shown on map to which reference is hereinafter made; runs thence along the northwestern line of Converse Drive in a southwestern direction on a 629.51 foot radius curve to the right a distance of 99 feet to a stake, the northeastern corner of Lot 16; runs thence along the northern line of Lot 16 North 64 deg. 37 min. West 158.60 feet to a stake in the eastern line of Lot 8, the northwestern corner of Lot 16; runs thence along the eastern line of Lots 8 and 7 North 22 deg. 25 min. East 76.54 feet to a stake, said stake being located North 22 deg. 25 min. East 2.50 feet from the southwestern corner of Lot 18; runs thence along a new line through Lot 18 South 72 deg. 50 min. East 156.38 feet to the point of BEGINNING and being all of Lot 17 and a small triangular strip of Lot 18, Block D, Hickory Hills Subdivision as recorded in Book of Maps 1967, Page 98, Wake County Registry.