WAKE COUNTY, NC
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05-03-2019 AT 13:31:56
STATE OF NC REAL ESTATE
EXCISE TAX: $576.00
BOOK: 017432 PAGE: 00968 - 00969

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to the preparer: McCullers, Whitaker and Hamer, PLLC, 216 Highway 70, Garner, NC 27529
Parcel # **0431353, Wake** County File# 19-0380
Brief Index description: **Lot 247 Alston Ridge** Excise Tax: $ 576.-

THIS WARRANTY DEED is made on the 3 day of May, 2019 by and between:

Thomas Alan Geiger and spouse **Susan Holley Geiger,**

(hereinafter referred to in the neuter singular as "the **Grantor**"); and,

Shamen N Snyder and spouse **Kyla Snyder,**
As tenants by entirety
2661 Kilmartin Drive
Fuquay Varina, NC 27526

(hereinafter referred to in the neuter singular as "the **Grantee**") :

WITNESSETH, that the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee(s), its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated in Holly Springs Township, **Wake County, North Carolina** acquired by the Grantor by deed recorded in **Book 16411, Page 2499**, and more particularly described as follows:

Being all of Lot 247, Alston Ridge subdivision, Phase 3B, as shown on map recorded in Book of Maps 2015, pages 1221-1225, Wake County Registry.

Property Address: 2661 Kilmartin Drive, Fuquay Varina, NC 27526

Submitted electronically by "McCullers, Whitaker & Hamer, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

Restrictive covenants recorded in Book 14844, Page 2387, and Book 15233, Page 1541, and Book 16009, Page 1675, Wake County Registry.

All or a portion of the property herein conveyed _____does _____does not contain the primary residence of a 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. 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 following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Subject to easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

_____(Seal) _____(Seal)
Thomas Alan Geiger **Susan Holley Geiger**

State of NC, Wake County

I, a Notary Public of the County and State aforesaid, certify that **Thomas Alan Geiger and spouse Susan Holley Geiger,** Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 3 day of May, 2019.

<<notary seal here>>

_____
Notary public
My commission expires: 4 FEB 2024

JOSHUA M WHITAKER NOTARY PUBLIC WAKE COUNTY, NC