WAKE COUNTY, NC
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09-15-2020 AT 15:13:50
STATE OF NC REAL ESTATE
EXCISE TAX: $564.00
BOOK: 018074 PAGE: 00488 - 00489

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 564.00

Parcel Identifier No. 248387 Verified by _____ County on the ____ day of_____, 20_____
By:_____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, P.A., 5909 Falls of Neuse Ste 200, Raleigh NC 27609

Brief description for the Index: Lot 5 Ballenridge

THIS DEED made this 24 day of July, 2020, by and between

GRANTOR	GRANTEE
Michael Gerbino and spouse, Amy Gerbino	Taylor Young Gapcynski, a single man 105 Stagsden Court Holly Springs, NC 27540

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 Holly Springs, _____ Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 5, Ballenridge Subdivision, Phase 1, as shown on the plat recorded in Book of Maps 1998, Page 1809, Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16066 page 2421.

All or a portion of the property herein conveyed ✓ includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1998 page 1809.

Submitted electronically by "Mann, McGibney & Jordan, 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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

Michael Gerbino (SEAL)

Michael Gerbino

Amy Gerbino (SEAL)

Amy Gerbino

(SEAL)

KIMBERLY A. GRAHAM NOTARY PUBLIC My Commission Expires September 29, 2024 WAKE COUNTY, NC

(Affix Notary Seal)

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Michael Gerbino 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 24th day of July, 2020.

Kimberly A Graham
Notary Public

My Commission Expires: 9/29/2024

Kimberly A. Graham
Notary's Printed or Typed Name

KIMBERLY A. GRAHAM NOTARY PUBLIC My Commission Expires September 29, 2024 WAKE COUNTY, NC

(Affix Notary Seal)

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that Amy Gerbino 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 24th day of July, 2020.

Kimberly A Graham
Notary Public

My Commission Expires: 9/29/2024

Kimberly A. Graham
Notary's Printed or Typed Name