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WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07-25-2022 AT 08:56:18

BOOK: 019097 PAGE: 00280 - 00281

NORTH CAROLINA GENERAL WARRANTY DEED

Excise **Tax:** $0.00 Parcel Identifier No. 771-0023

Mail to Grantee: c/o Scott J. Thompson, 567 Broad Street, Bridgewater, MA 02324.

Prepared by: Law Office of William Scannell, 60 Stoneybrook Drive, Bridgewater, MA 02324

Brief description for the Index: Lot 1, Bradshaw Property

THIS DEED made this 29th day of JUNE 2022, by and between

GRANTOR	GRANTEE
Priestly Earl Pierce, Jr. 3636 Kemp Drive Knightdale, NC 27545	Scott John Thompson 567 Broad Street Bridgewater, MA 02324 Property Address: 2313 Win Road St. Mary's Township, NC

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 Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 1, as shown on plat and survey by Dennis Ray Blackmon, R.L.S., styled "Final Subdivision Plat, Property of Paul S. Bradshaw and wife, JoAnne M. Bradshaw, and recorded in Book of Maps 1998, Page 835, Wake County Registry.

Property Address: 2313 Win Road, St. Mary's Township, NC

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9152, Page 709.

A map showing the above described property is recorded in Book of Maps 1998, Page 835.

Submitted electronically by "Law Offices of William E. Scannell"
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: NONE.

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

Priestly Earl Pierce Jr
PRIESTLY EARL PIERCE, JR.

STATE OF NORTH CAROLINA, WAKE COUNTY

I, a notary public of the County and State aforesaid, certify that PRIESTLY EARL PIERCE, JR., personally appeared before me this day and whom I personally identified by a current government issued picture identification in the form of a X NC driver's license or a _____ and being duly sworn acknowledged the voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 29th day of JUNE 2022.

My commission expires: 8,22,26

Notary Signature
Name Printed: Carolyn Sanabria

(NOTARY SEAL BELOW)

CAROLYN SANABRIA
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 8-22-2026