NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $940.00

Parcel Identifier No. 0173404 Verified by _____ County on the ____ day of _____, 20___
By:

Mail/Box to: GRANTEE

This instrument was prepared by: Michele Callaway, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: LOT 8, BAY LAUREL

THIS DEED made this 28th day of March, 2023, by and between

GRANTOR	GRANTEE
Monica Harris and spouse, James Harris	Amber H. Bogart and spouse, Jonathan W. Bogart
204 Meadowridge Maiden, NC 28650	4221 Bay Laurel Ct. Wake Forest, NC 27857

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

BEING ALL OF LOT 8, BAY LAUREL SUBDIVISION, AS SHOWN ON THAT MAP RECORDED IN BOOK OF MAPS 1988, PAGE 1236, WAKE COUNTY REGISTRY.

All or a portion of the property herein conveyed does include the primary residence of a Grantor.

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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:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2023 Wake County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

_____ (SEAL)
Monica Harris

_____ (SEAL)
James Harris

State of NC - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Monica Harris and James Harris 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 4 day of April, 2023.

_____
Notary Public
My Commission Expires: 8-9-2026

MARK ZWAANSTRA
Notary Public, North Carolina
Wake County
My Commission Expires
August 09, 2026

(Affix Seal)

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