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OFFICIAL RECORDS OF WAKE COUNTY
Tammy L. Brunner, Register of Deeds
08/11/2026 12:58 PM Recording Fee: $26.00

Excise Tax $ 0.00 Recording Time, Book and Page

Mail after recording to: **Return Recorded Document to:**
Advantage Title Company, LLC
2037 Liberty Road
Eldersburg, MD 21784

This instrument prepared by Kristin Marsalese, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the index: Lot 184, Longleaf Estates, Phase 3

Parcel ID: 0450220 Order No: AT-114981

NORTH CAROLINA QUITCLAIM DEED

THIS QUITCLAIM DEED made this 10th day of August, in the year 2026, by and between:

GRANTOR	GRANTEE
DEBRA ANNE MAVIS, unmarried	**DEBRA ANNE MAVIS**, unmarried and **ROBERT LAWRENCE NELSON**, unmarried, as joint tenants with right of survivorship
Mailing Address(es): 3462 Norway Spruce Rd Raleigh, NC 27616	**Mailing Address(es):** 3462 Norway Spruce Rd Raleigh, NC 27616

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

PCLAT-114981DQTC01010104

Submitted electronically by "Advantage Title Company, L.L.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

WITNESSETH, that the Grantor, for valuable consideration, paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, remised and released and by these presents does grant, bargain, remise and forever quitclaim unto the Grantee and his/her/their heirs/successors and assigns, all right, title, claim, and interest of the said grantor in and to a certain tract or parcel of land lying and being in Wake County, North Carolina and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

Commonly Known As: 3462 Norway Spruce Rd, Raleigh, NC 27616

Grantor acquired the property hereinabove described by deed dated 5/9/2019 and recorded 5/9/2019 in Book 17436, Page 2215 of official records.

A map showing the above-described property is recorded in Book of Maps 2017, Page 1953-1957.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to him the said Grantee and his heirs and assigns free and discharged from all right, title, claim or interest of the said grantors or anyone claiming by, and through or under them.

Title to the property hereinabove described is subject to the following exceptions:

1. 2026 ad valorem taxes for which Grantee hereby assumes and agrees to pay.
2. Easements and restrictions of public record as of the date hereof.

This property ✓ is/or _____ is not the principal residence of the Grantor.

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PCLAT-114981DQTC01010204

IN TESTIMONY WHEREOF, said grantor has hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

DEBRA ANNE MAVIS

STATE OF North Carolina

COUNTY OF Wake

I, Lynn Lowry, a Notary Public of said State and County aforesaid, do hereby certify that grantor, **DEBRA ANNE MAVIS**, personally appeared before me this day, and (i) I have personal knowledge of the identity of the person(s) or (ii) I have seen satisfactory evidence of the grantor's identity, by current state or federal identification with the grantor's photograph in the form of a NC DL or (iii) a credible witness has sworn to the identity of the grantor each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 6th day of August, in the year 2026.

(seal or stamp)

LYNN LOWRY
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Feb. 9, 2030

Notary Public Official Signature

Lynn Lowry
Notary Printed or Typed Name

My Commission Expires: 02/09/2030

PCLAT-114981DQTC01010304

EXHIBIT A
LEGAL DESCRIPTION

Real property in Raleigh, County of Wake, State of North Carolina, described as follows:

BEING all of Lot 184, Longleaf Estates, Phase 3, as shown in Plat recorded in Book of Maps 2018, Pages 546-548 and previously recorded in Book of Maps 2017, Pages 1953-1957, Wake County Registry.

Commonly known as: 3462 Norway Spruce Rd, Raleigh, NC 27616

Parcel ID: 0450220

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences of that may arise as a result of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected.

PCLAT-114981DQTC01010404