WAKE COUNTY, NC 183
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/20/2015 14:48:56
STATE OF NC REAL ESTATE
EXCISE TAX: $474.00
BOOK:015896 PAGE:00995 - 00997

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: $474.00 Real Estate ID #: 0417411

The property herein conveyed is not Grantor's primary residence. *(NCGS 105-317.2)*

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 3716 National Drive 67
Suite 100, Raleigh, NC 27612 (14-RYLAND-3485CC)

Brief description for the Index: Lot 133 Amber Ridge Subdivision, Phase 2

THIS DEED is made this 20th day of January, 2015, by and between:

GRANTOR

The Ryland Group, Inc.,
a Maryland Corporation
3600 Arco Corporate Drive, Ste. 200
Charlotte, NC 28273

GRANTEE

Billy L. Morris and
Wendy S. Morris, Husband and Wife

Grantee's Address:
810 Harvest Point Drive
Fuquay-Varina, NC 27526

The designation Grantor and Grantee as used herein shall include said parties, 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 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 or parcel of land situated in the Town of Fuquay-Varina, Middle Creek Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 133 in Amber Ridge Subdivision, Phase 2, as shown on the maps recorded in Book of Maps 2014, Pages 398-400, Wake County Registry, reference to which is made for a more particular description.
Property Address: 810 Harvest Point Drive, Fuquay-Varina, NC 27526

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 said real property in fee simple, has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1) The lien of ad valorem taxes for the current year and thereafter;
2) Easements of record affecting the property;
3) Restrictive covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized officer the day and year first above written.

The Ryland Group, Inc.
a Maryland corporation

BY: _____
Tad E. Lugibihl, Assistant Vice President

STATE OF NORTH CAROLINA COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document for the purposes stated therein and in the capacity indicated:

Tad E. Lugibihl, Assistant Vice President

Date: January 19, 2015

CARRIE COX
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires July 24, 2019

(Stamp or Seal)

Carrie Cox
Notary Public

My commission Expires: July 24, 2019

BOOK:015896 PAGE:00995 - 00997

WAKE
COUNTY
NORTH CAROLINA

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Laura M. Riddick
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp ☐ $25 Non-Standard Fee

☐ Additional Document Fee ☐ Additional Reference Fee

This Customer Group

____# of Time Stamps Needed

This Document

3 # of Pages
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