

This instrument prepared by: James S. Warren, 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.  
RETURN TO: Warren, Shackleford & Thomas P.L.L.C.

PREPARED BY: Warren, Shackleford & Thomas P.L.L.C.,  
343 S. White Street, Wake Forest, NC 27587

TAX IDENTIFICATION #: 0147749 REVENUE STAMP \$ 1,320.00

## NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 30th day of November, 2020 by and between:

GRANTOR: **JOSEPH E. WALL AND WIFE, BETTY R. GUNZ**  
1409 Maryland Avenue Charlotte, NC 28209

GRANTEE: **OPTIMAL DEVELOPMENT LLC**  
924 Evening Snow Street, Wake Forest, NC 27587

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF \_\_\_\_\_, COUNTY OF WAKE

**BEING all of the 11.779 acre tract as shown on plat entitled "Retracement of Boundaries of the W.W. Rodgers Division & the J.N. Rodgers Division", a copy of which is recorded in Book of Maps 1985, Pages 1806 & 1807, Wake County Registry.**

The above property was acquired by Grantor by instrument recorded in Book 3582, Page 281.

All or a portion of the property herein conveyed \_ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


submitted electronically by "warren, shackleford & thomas, P.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.

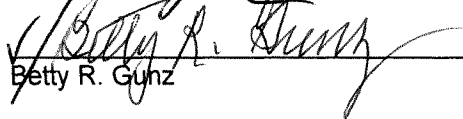
Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property against the lawful claims of all others except for the exceptions set out below.

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

- 1. Subject to current year ad valorem taxes.
- 2. Subject to Easements and Restrictions of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

  
 \_\_\_\_\_ (SEAL)  
 Joseph E. Wall

  
 \_\_\_\_\_ (SEAL)  
 Betty R. Gunz

STATE OF NORTH CAROLINA, COUNTY OF mecklenburg

I, Brandon Scott, a Notary Public for the County of mecklenburg and State of North Carolina, certify that **Joseph E. Wall and wife, Betty R. Gunz** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 2<sup>nd</sup> day of December 2020.

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: 4/17/2023

