

BOOK: 017840 PAGE: 00738 - 00739

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 #: 283128 REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 10th day of March, 2020 by and between:

GRANTOR: **DAN R. CRITCHER AND WIFE, NELL D. CRITCHER**

GRANTEE: **WAKE FOREST BAPTIST CHURCH**
118 EAST SOUTH AVENUE, 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 Tract 3 containing 16.766 acres as shown on plat entitled "Minor Subdivision for Ina F. Pearce Estate", a copy of which is recorded in Book of Maps 2001, Page 1215, Wake County Registry.

The above property was acquired by Grantor by instrument recorded in Book 14515, Page 2398.

All or a portion of the property herein conveyed _ includes or ☒ 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.

Dan R. Critcher (SEAL)
Dan R. Critcher

Nell D. Critcher (SEAL)
Nell D. Critcher

STATE OF NORTH CAROLINA, COUNTY OF *Wake*

I, *James S. Warren*, a Notary Public for the County of *Wake* and State of *North Carolina*, certify that **DAN R. CRITCHER AND WIFE, NELL D. CRITCHER** appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the *18* day of *March* 2020.

My Commission Expires: *10-3-2020*

Notary Public

