

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$662.00

Parcel Identifier No. 0009270 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 120 School Street, Rolesville, NC 27571

THIS DEED made this 30th day of September, 2021 by and between

GRANTOR	GRANTEE
Kashina Jones (a/k/a Kashina Moore) and husband, Ivory Moore	W. Harold Parker, Jr.
ADDRESS: 120 School Street Rolesville, NC 27571	ADDRESS: 149 Stonebridge Drive New London, NC 28127

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 or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

BEGINNING at a stake at the southwest corner of the intersection of the Public Road and a plantation road leading to the pond of W.C. Roberts; thence along the western edge of said plantation road in a southerly direction, 230 feet to an iron stake; thence in a westerly direction 75 feet to an iron stake; thence in a northerly direction 230 feet to an iron stake in the southern margin of the Public Road; thence in an easterly direction, along the southern margin of said Public Road, 75 feet to the point of BEGINNING, being the same lot conveyed by W.C. Roberts and wife Lessie C. Roberts, to J.W. Brown and wife, Helen Brown by deed dated 24th day of June, 1957.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16799, Page 660; and Book 16965, Page 935, Wake County Registry.

KC: 447697v1

A map showing the above described property is recorded in Plat Book ____, Page ____, Wake County Registry.

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:

1. 2021 ad valorem taxes;
2. Zoning ordinances affecting the property; and
3. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

Kashina Jones (SEAL)
Kashina Jones

Ivory Moore (SEAL)
Ivory Moore

State of North Carolina - County of Wake
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that the following persons personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Kashina Jones and Ivory Moore

Witness my hand and Notarial stamp or seal this 30 day of September, 2021.

My Commission Expires: 8/27/23

(Affix Seal)

Rachel E. Morris
Rachel E. Morris Notary Public
Notary's Printed or Typed Name

