

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$900.00

Real Estate ID; #: 0203215

The property herein conveyed is Grantor's primary residence. (NCGS 105-317.2)

After recording: MAIL TO GRANTEE

This instrument was prepared by: Moore & Alphin, PLLC [20-ADAMS-CH] *MA*

Brief description for the Index: Lot 2, Containing 5.4259 Acres, Recombination lots 2 & 3 Barham Land

THIS DEED is made as of the date set forth in the notary acknowledgment hereon, by and between:

GRANTOR	GRANTEE
<p>ARIC SPENCER ZONTA and spouse, AMANDA ZONTA <u>Grantor's Address</u> 2005 Wait Avenue Wake Forest, NC 27587</p>	<p>JA2GA, LLC a North Carolina limited liability company <u>Grantee's Address</u> 818 S. White Street Wake Forest, NC 27587</p>

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 the Wake Forest Township, Wake County, North Carolina and more particularly described as shown on the attached **Exhibit A**.

The property herein described was acquired by Grantor by deed recorded in Book 015676, Page 02606, 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 said real property in fee simple, has the right to convey the same in fee simple, that title is marketable and free of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, other than the following exceptions:

- 1) The lien of *ad valorem* real property taxes not yet due and payable.
- 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 President, as of the day and year first above written.

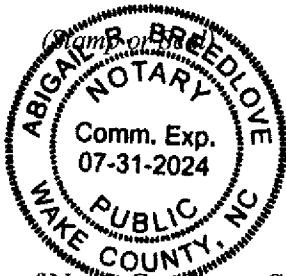
By: *Aric Spencer Zonta*
Aric Spencer Zonta

By: *Amanda Zonta*
Amanda Zonta

State of North Carolina – County of Wake :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Aric Spencer Zonta**

Date: 05/29/2020



Abigail R. Breedlove
Signature of Notary

Printed Name: _____

My commission expires: _____

State of North Carolina – County of Wake :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein: **Amanda Zonta**

Date: 05/29/2020



Abigail R. Breedlove
Signature of Notary

Printed Name: _____

My commission expires: _____

EXHIBIT A

All of Lot 2, Containing 5.4259 Acres, as shown on a plat entitled, "Recombination lots 2 and 3 Barham Land", and recorded in Book of Maps 1994, Page 165, Wake County Registry.

CKT