

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Stamps: \$970.00

Real Estate ID #: **0195486**

After recording, MAIL TO: Grantee
The property does not include the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2)

This instrument was prepared by: Moore & Alphin, PLLC (20-ADAMS1-CH)
Brief description for the Index: Lot 1, Containing 7.00 Acres, Barham Land



THIS DEED is made as of the latest date of the notary acknowledgements below, by and between

GRANTORS	GRANTEES
<p>James K. Bell and wife, Patricia L. Bell</p> <p><u>Grantor's Address:</u> 290 Rolling Acres Youngsville, NC 27596</p>	<p>JA2GA, LLC a North Carolina limited liability company</p> <p><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 lying in the Wake Forest Township, Wake County, North Carolina, and being more particularly described as follows:

All of Lot 1, containing 7.00 acres, as shown on a plat entitled, "Lots 1, 2 & 3 Barham Land", as recorded in Book of Maps 1992, Page 1174, Wake County Registry.

Which has the following street address: 2033 Wait Avenue, Wake Forest, NC 27587

Submitted electronically by "Moore & Alphin, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, all improvements thereon, 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) The lien of *ad valorem* real property taxes not yet due and payable.
- 2) All easements, covenants, conditions, restrictions, and other matters set forth in the County land records.

IN WITNESS WHEREOF, each Grantor has hereunto set his hand and seal, as of the day and year set forth in the notary acknowledgments below.

James K. Bell (SEAL)
 James K. Bell

Patricia L. Bell (SEAL)
 Patricia L. Bell

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: James K. Bell and Patricia L. Bell

Date: 06/04/2020

(Stamp or Seal)



Abigail R. Breedlove
 Signature of Notary

Printed Name: _____

My commission expires: _____