

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$916.00

Real Estate ID No.: 046576

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Curtis Thompson, 3733 National Drive, Suite 100, Raleigh, NC 27612
(21-3613-PLT) 

This instrument prepared by Curtis Thompson, 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.

Brief description for the Index: Lot 441, Wake Forest Goldston, Phase 1A

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

GRANTOR

Pulte Home Company, LLC, a Michigan limited
liability company,
an entity legally converted from
Pulte Home Corporation, a Michigan corporation
1225 Crescent Green Drive, Suite 250
Cary, NC 27518

GRANTEE

Jack Stromer and spouse,
Mona T Stromer

Grantee's Address:
956 Coast Grade Street
Wake Forest, NC 27587

The designation Grantor and Grantee as used herein shall include said parties, 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 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 City of Wake Forest, Wake Forest Township, Franklin County, North Carolina and more particularly described as follows:

All of Lot 441, in Wake Forest Goldston, Phase 1 A, as shown on a map recorded in Book of Maps 2021, Pages 91-96, Franklin County Registry, to which map reference is hereby made for a more particular description.

Property Address: 956 Coast Grade Street, 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 Franklin County Register of Deeds.

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 Grantor hereby warrants that Grantor has done nothing to impair such title as Grantor received and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

This conveyance is made subject to the following Exceptions and Reservations:

- 1) Ad valorem real property taxes not yet due and payable.
- 2) Easements and rights-of-ways of record affecting the property.
- 3) Restrictive and protective covenants of record affecting the property.
- 4) Zoning regulations and ordinances.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year contained in the notary acknowledgement.

PULTE HOME COMPANY, LLC,
a Michigan limited liability company,
f/k/a Pulte Home Corporation, a Michigan Corporation

By: *Brittany Neeley* (Seal)
Brittany Neeley
Closing Coordinator

STATE OF NORTH CAROLINA – COUNTY OF WAKE:

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Brittany Neeley** personally came before me this day and acknowledged that she is Closing Coordinator of **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, that she executed the foregoing instrument for and on behalf of and as an act of **PULTE HOME COMPANY, LLC**, and that her authority to execute said instrument is contained in the Pulte Home Company, LLC Signing Power Resolutions, recorded January 4, 2017, in **Book 16659, Page 1580, WAKE** County Registry.

Witness my hand and official stamp or seal, this 26 day of August, 2021

(Stamp or Seal)

Sara Yorgensen
Notary Public
Printed Name: _____

My Commission Expires: _____

