

This instrument prepared by, Moore & Alphin, PLLC,
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 proceedings.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$908.00

Real Estate ID No.: 048544

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

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: S. Amanda Palmer, 3733 National Drive, Suite 100, Raleigh, NC 27612
(23-3435-NVR)

Brief description for the Index: Lot 111, Mason Oaks, Phase 2

THIS DEED made this 28th day of August, 2023, by and between

GRANTOR

NVR, Inc.,
a Virginia corporation
5734 Trinity Road, Suite 200
Raleigh, NC 27607

GRANTEE

Oneita Marie Ismaeel, unmarried

Grantee's Address:
1560 Crimson Leaf Lane
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 Town of Wake Forest, Youngsville Township, Franklin County, North Carolina and more particularly described as follows:

All of Lot 111, in Mason Oaks Subdivision, Phase 2, as shown on the map recorded in Book of Maps 2022, Pages 122-126, Franklin County Registry, to which map reference is hereby made for a more particular description.

Property Address: 1560 Crimson Leaf Lane, Wake Forest, NC 27587

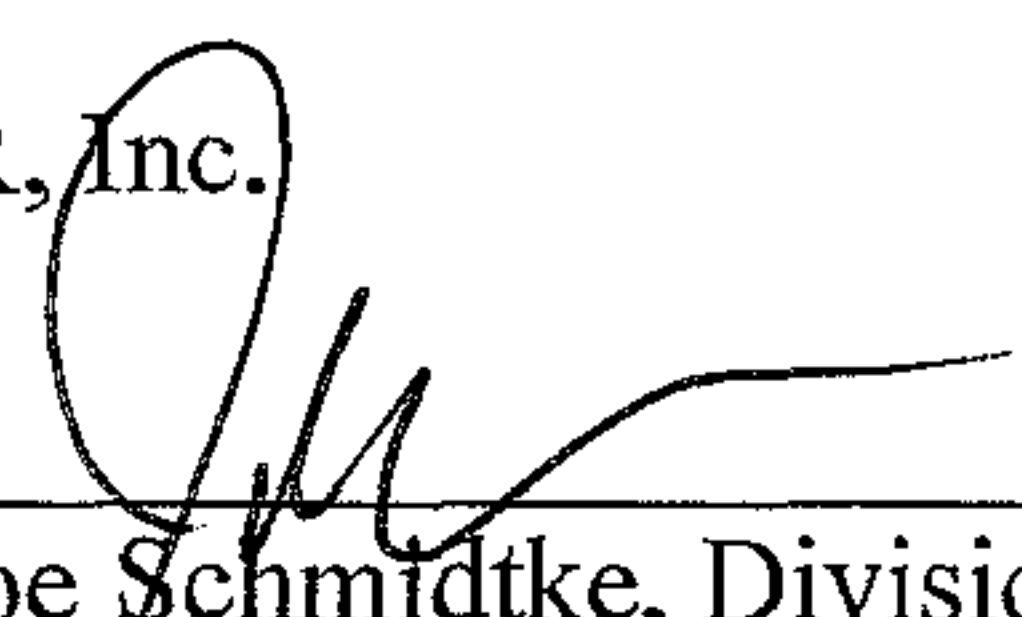
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee that Grantor is seized of said real property in fee simple, has 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. Title to the property hereinabove described is subject to the following exceptions:

1. The lien of ad valorem real property taxes not yet due and payable.
2. Easements and rights-of-way of record affecting the property.
3. Restrictive covenants of record affecting the property.
4. Any matters that would appear on an accurate survey of the property.
5. Any matters that would appear as exceptions in an Owner's Policy of Title Insurance, if Grantee elected to obtain one.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized officer, as of the day and year set forth in the notary acknowledgment below.

NVR, Inc.

BY: 

Joe Schmidtke, Division Manager - VP
NVR, Inc. - Raleigh Division

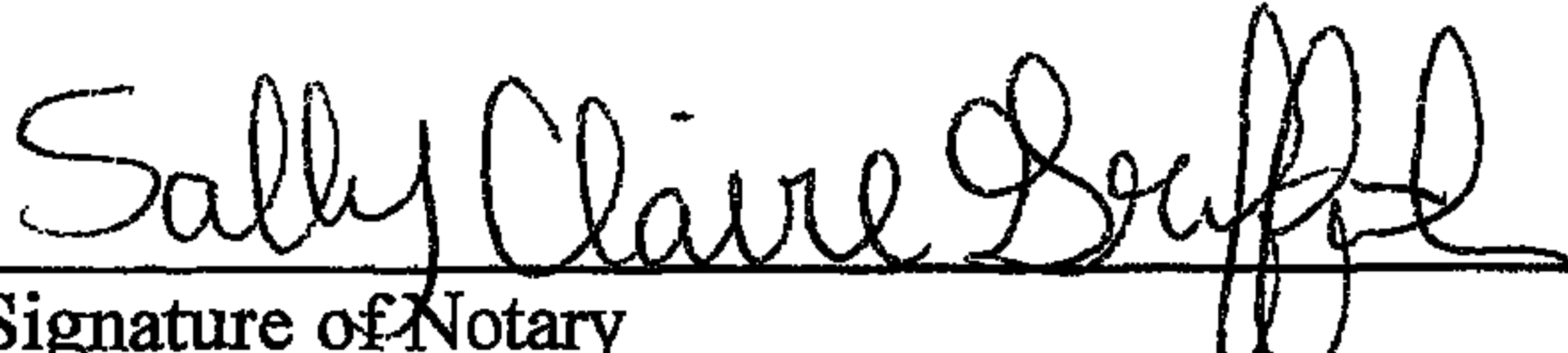
STATE OF NORTH CAROLINA - COUNTY OF WAKE:

I, the undersigned, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purposes stated therein and in the capacity indicated: **Joe Schmidtke**

Date:

8/8/23

(Stamp or Seal)


Signature of Notary

Printed Name: Sally Claire Griffith

My commission expires: 11/07/2026

