

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: <u>\$1,221.00</u>	
Parcel Identifier No. <u>039562</u>	
Title Insurance Company: <u>TitleVest – First American</u>	
Mail/Box to: <u>Grantee</u>	
This instrument was prepared by: <u>Hankin & Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209</u>	
Brief description for the Index: <u>Lot 44 Princeton Manor</u>	
THIS DEED made this 25 th day of March, 2022 by and between	
GRANTOR	GRANTEE
OP SPE TPA1, LLC, a Delaware Limited Liability Company	Richard Anthony Porcella and spouse, Sabrina Marie Porcella
<i>Mailing Address:</i> 2150 East Germann Road, Suite 1 Chandler, AZ 85286	<i>Mailing/Property Address:</i> 55 Princeton Manor Drive Youngsville, NC 27596

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 or condominium unit situated in the City of Youngsville, Franklin County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 44, PRINCETON MANOR SUBDIVISION AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2006, PAGE 373 & 374, FRANKLIN COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2287 Page 1683.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2006, Page 373 & 374.

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.

This instrument prepared by, Hankin & Pack, 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.

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:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

*****SIGNATURES ON FOLLOWING PAGE*****

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

OP SPE TPA1, LLC

By: OfferPad, LLC

Its: Asset Manager

By: OfferPad Inc., Its Member

By: Rebecca McLean (SEAL)

Its: Authorized Signor

Rebecca McLean

State of Az
County of Maricopa

(Official/Notarial Seal)

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

Rebecca McLean, Authorized Signor of Offerpad Inc., Member of Offerpad
Print Name LLC, Asset Manager of OP SPE TPA1, LLC

Date: 03/25/2022

Carrie M Yost
Notary Public
Notary's Printed or Typed Name

My Commission Expires:

2/20/25

