

WARRANTY DEED

Tax ID: 6-207-4 -010

Revenue Stamps: \$410.⁰⁰

Prepared by Thayer Law PLLC

NORTH CAROLINA Property was X was not Grantor's Primary Residence

CRAVEN COUNTY

THIS DEED, made and entered into this the 22 day of July, 2022, by and between Roderick Earl Harris Jr., hereinafter referred to as Grantor; and Robert L. Wells and Zoe B. Wells, husband and wife, whose address is 501 Sloping Hill Ln., Fuquay Varina, NC 27526, hereinafter referred to as Grantee(s);

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto Grantees, their heirs and assigns, in fee simple, the property described on Exhibit A attached hereto and made part of this deed.

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

And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, except all encumbrances or restrictions mentioned above, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

The designation Grantors and Grantees as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted as their seal the typewritten word "SEAL" appearing after their signatures herein below this the day and year first above written.

Roderick Earl Harris, Jr. (SEAL)
Roderick Earl Harris, Jr.

STATE OF NC
COUNTY OF Craven

I, Kevin D Thayer, a Notary Public of the aforesaid County and State, do hereby certify that Roderick Earl Harris Jr., personally appeared before me this day and acknowledged they executed the foregoing and annexed instrument.

Witness my hand and official seal, this 22 day of July, 2022.

Kevin D Thayer
Notary Public Signature

My Commission Expires
July 28 2025

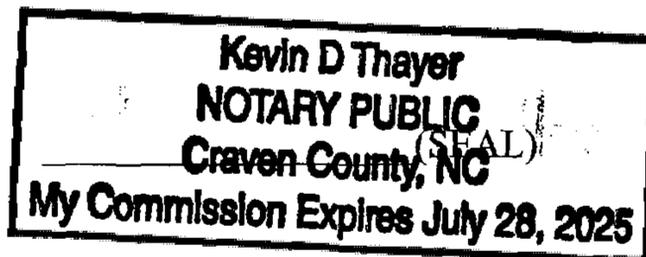


EXHIBIT A

Tax Parcel 6-207-4 -010

EXHIBIT A

All that certain lot or parcel of land lying and being situate in Number Six (6) Township, Craven County, North Carolina, and being more particularly described as follows:

Being all of Lot Number Ten (10) as the same is shown on that map entitled "Final Plan of Croatan Crossing Townhomes, Section One - Phase Four Planned Unit Development, Units 10-18", recorded in the Office of the Register of Deeds of Craven County in Plat Cabinet I, Slides 145-F and G. Further reference is made to said map for a more complete and accurate description of this property.

This conveyance is subject to the restrictive and protective covenants recorded in Book 3304, Page 509, and Amendment recorded in Book 3584, Page 1812, and to Street Disclosure Statement as recorded in Book 3584, Page 1818, Craven County Registry.