

Type: CRP
Recorded: 6/25/2021 3:55:06 PM
Fee Amt: \$352.00 Page 1 of 2
Revenue Tax: \$326.00
WAYNE COUNTY, NC
CONSTANCE B. CORAM REGISTER OF DEEDS

BK 3637 PG 319 - 320

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to the preparer: Whitaker and Hamer, PLLC, 216 Highway 70, Garner, NC 27529

Parcel # **2690950047**, Wayne County

File# 21W-0103

Brief Index description: **Lot 31, Salem Acres No. 3**

Excise Tax: \$ 326.⁰⁰

THIS WARRANTY DEED is made on the 10 day of JUNE, 2021 by and between:

Kevin U. Anyanwu unmarried,

19 Wyndover Road
Rochester, NY 14616

(hereinafter referred to in the neuter singular as "the **Grantor**"); and,

Tyrone Waller unmarried,

1801 E. Azalea Drive
Goldsboro, NC 27530

(hereinafter referred to in the neuter singular as "the **Grantee**") :

WITNESSETH, that the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee(s), its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated in **Wayne County, North Carolina** acquired by the Grantor by deed recorded in **Book 3022, Page 234**, and more particularly described as follows:

BEGINNING at a concrete monument at the Northwest intersectional corner of East Guilford Street and East Azalea Street and runs thence along the Western edge of East Azalea Street N. 11 Degrees 36' E. 100 feet to an iron stake; thence N. 74 degrees 24' W. 170 feet to an iron stake;

submitted electronically by "McCullers, Whitaker & Hamer, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wayne County Register of Deeds.

thence S. 11 degrees 36' W. 100 feet to an iron stake in the Northern edge of East Guilford Street; thence along the Northern edge of East Guilford Street, S. 74 degrees 24' E. 170 feet to a concrete monument, the point of beginning, and being Lot No. 31 of Salem Acres No.3 as shown on plat recorded in Plat Cabinet E, Slide 198 (Book 10, Page 31), Wayne County Registry.

Parcel ID: 2690950047

Property Address: 1801 E Azalea Dr., Goldsboro, NC 27530

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

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. 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 except for the following exceptions:

- 1. The county property tax for the current year.
- 2. Public Utility Easements for Local Service.
- 3. Subject to easements, restrictions, covenants and rights-of-way of record.

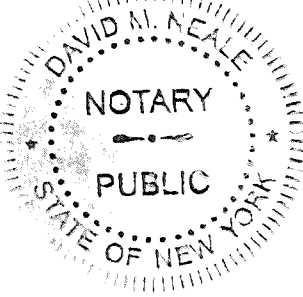
IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.

Kevin U. Anyanwu (Seal) _____ (Seal)

State of New York, Monroe County

I, a Notary Public of the County and State aforesaid, certify that **Kevin U. Anyanwu**, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 10th day of JUNE, 2021

<<notary seal here>>



DAVID M. NEALE
Notary Public, State of New York
Qualified in Monroe County
Reg. # 01NE6362938
Notary public
Commission Expires 08/07/2021
08/07/2021