



Doc ID: 007197410002 Type: CRP
Recorded: 09/24/2024 at 04:23:07 PM
Fee Amt: \$26.00 Page 1 of 2
Revenue Tax: \$0.00
Wilson, NC
Lisa J. Stith Register of Deeds

BK 3083 PG 23-24

This certifies that there are no delinquent ad valorem real estate taxes, which the Wilson County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number: **3712793580.000**

This is not a certification that this Wilson County Parcel Identification Number matches this Deed description.

CRAWFORD B. BOLTON
Tax Administrator

Joshua Brazil
Clerk

9/24/24 4:04 PM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 0

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 3712793580.000
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to Farris & Thomas Law No Title Search prepared or requested, no tax advice given
PO Box 2848, Wilson, NC 27894-2848

This instrument was prepared by Julie T. Williams

Brief description for the Index 1901 Anderson Street

THIS DEED made this 3rd day of September, 2024, by and between

GRANTOR
Michael Thomas Santeramo and wife,
Tami Marie Santeramo
1901 Anderson Street NW
Wilson, NC 27893

GRANTEE
Michael Thomas Santeramo and wife,
Tami Marie Santeramo
1901 Anderson Street NW
Wilson, NC 27893

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 situated in the City of Wilson, Wilson Township,
Wilson County, North Carolina and more particularly described as follows:

Beginning at a point on the western property line of Anderson Street, said point being N 26° 28' W 150 feet from the northwestern intersection of Anderson Street and Rowe Avenue; running thence S 63° 32' W 150 feet to a point, cornering; running thence N 26° 28' W 75 feet to a point, cornering; running thence N 63° 32' E 150 feet to the westerly property line of Anderson Street, cornering; thence along the westerly property line of Anderson Street S 26° 28' E 75 feet to the point of beginning; and being Lots Nos 1, 2 and 3 in Block D of a plat of George D. Lucas Property, a plat of which is recorded in Plat Book 3, Page 14, Wilson County Registry. See Deed Book 2604, Page 444 Wilson County Registry. This is the primary resident of Grantor and the purpose of his Deed is to create Tenants by the Entireties.

BOOK 3083 PAGE 024

The property hereinabove described was acquired by Grantor by instrument recorded in Wilson County

A map showing the above described property is recorded in Plat Book 3 page 14.

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 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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to all easements, restrictions, permits, and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

USE BLACK INK ONLY

By: _____

President

Michael Thomas Santeramo (SEAL)

Tami Marie Santeramo (SEAL)

ATTEST: _____

Secretary (Corporate Seal)

(SEAL)



NORTH CAROLINA, Wilson County.
I, a Notary Public of the County and State aforesaid, certify that Michael Thomas Santeramo and wife, Tami Marie Santeramo Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of September 2024.

My commission expires: 08-19-2029 Evelyn A. Nigoche Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by _____ President, sealed with its corporate seal and attested by as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, _____.
My commission expires: _____ Notary Public