

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 0425249 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: The Law Office of Jonathan Richardson, 51 Kilmayne Drive Suite 303, Cary, NC 27511This instrument was prepared by: The Law Office of Jonathan Richardson, 51 Kilmayne Drive Suite 303, Cary, NC 27511Brief description for the Index: Lot 51, Wendell Falls Development SF-1, Section 1 *Without tax or title advice*THIS DEED made this 27th day of July, 2021, by and between

GRANTOR	GRANTEE
Gina Lemus, a Free Trader 2617 Vargas Way Redondo Beach, CA 90278	Fabiola E. Perez (unmarried) 4006 West Artesia Blvd. Torrence, CA 90504

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land, or condominium unit situated in the City of Wendell, Marks Creek Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 51 in Wendell Falls Development SF-1, Section 1, as shown on the map recorded in Book of Maps 2014, Pages 1563-1567 (1566), Wake County Registry, reference to which is made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17451 page 38.

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 2014 page 1563.

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 makes no warranty, express or implied, as to title to the property hereinabove described.

Submitted electronically by "Law Offices of Jonathan Richardson"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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

(Entity Name) *Gina Lemus* (SEAL)
Print/Type Name: **Gina Lemus**

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that **Gina Lemus** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 2021.
My Commission Expires: _____
See Attachment for California Notary

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

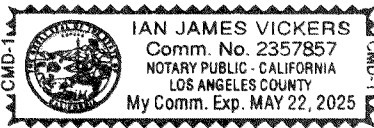
On 07/27/2021 before me, IAN JAMES VICKERS, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared GINA LEMUS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: NON-WARRANTY DEED Document Date: _____
Number of Pages: 2 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____