

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No. 05H03034K

After recording, mail to: Carolina Family Estate Planning, 201 Commonwealth Ct, Ste. 100, Cary, NC 27511  
This instrument was prepared by: Kellie M. Corbett, Attorney at Law (without title examination or tax advice)  
Brief description for the Index: Lot 108, Grovewood

THIS DEED is made as of this 19th day of September, 2023, by and between:

GRANTOR	GRANTEE
Miguel Torres and Maria Torres, a married couple  1029 Cove Circle Clayton, NC 27520	Maria Torres and Miguel Torres, Trustees of the Torres Living Trust dated November 8, 2022, and any amendments thereto  1029 Cove Circle Clayton, NC 27520

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 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 Clayton, Johnston County, North Carolina and more particularly described as follows:

Being all of Lot 108, Phase Two, Grovewood subdivision, as depicted in Map Book 57, page 415-418, Johnston County Registry.

PROPERTY ADDRESS: 1029 Cove Circle, Clayton, NC 27520

*All or a portion of the property herein conveyed does include the primary residence of the Grantor (NCGS §105-317.2).*


The property hereinabove described was acquired by Grantor by instrument recorded in Book 6451, Pages 290-291. A map showing the above-described property as recorded in Map Book 57, Pages 415-418.

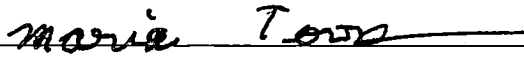
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

- Ad valorem taxes for the current and subsequent years;
- Restrictions, easements, and rights-of-way of record

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

 (SEAL)  
 \_\_\_\_\_  
 Miguel Torres

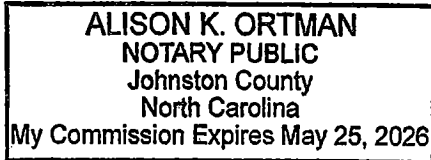
 (SEAL)  
 \_\_\_\_\_  
 Maria Torres

**STATE OF NORTH CAROLINA, WAKE COUNTY**

I, the undersigned, a Notary Public of the State aforesaid, do hereby certify that Miguel Torres and Maria Torres, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal this the 19th day of September, 2023.

 \_\_\_\_\_, Notary Public

My commission expires: May 25, 2026



**SEAL - STAMP**