

The following described property, located in the City of Zebulon, Township Little River, County of Wake, State of North Carolina, more particularly described as follows:

**BEING all of Lot 4A containing 2.798 gross acres as shown on plat entitled "James Leamon Pearce & wife Elizabeth I. Pearce" recorded in Book of Maps 1999, Page 17, Wake County Registry.**

Said property having been previously conveyed to the Grantors by deed(s) recorded in Book 08297, Page 2567.


TO HAVE AND TO HOLD unto the Grantees, and their heirs, successors and assigns, together with all privileges and appurtenances thereunto belonging, **Fee Simple**, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any. And the Grantors, for themselves, and their heirs, successors and assigns, hereby warrant that they are seized of the premises in fee and have the right to convey same as herein provided, that the title is marketable and is free and clear of encumbrances other than as provided herein, and that the Grantors will forever warrant and defend the title against the claims of all persons or entities whomsoever.

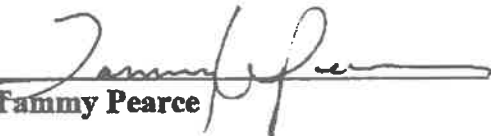
This conveyance is made subject to the following **Exceptions and Reservations**:

**Easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the year 2018.**

All references to Grantors and Grantees as used herein shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have executed this Deed, as of March 7, 2018.

  
\_\_\_\_\_  
Donald Lee Pearce (SEAL)

  
\_\_\_\_\_  
Tammy Pearce (SEAL)

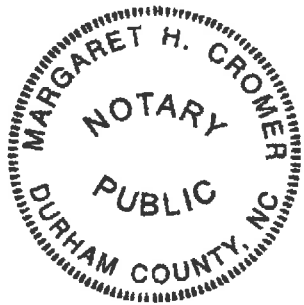
State of North Carolina  
County of Durham

I, Margaret H. Cromer, a notary public of the above county and state, do hereby certify that **Donald Lee Pearce and Tammy Pearce** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal on March 7, 2018.

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

My Commission Expires: 3-31-2020



## GENERAL WARRANTY DEED

This instrument Prepared by: **Margaret Cromer**, a licensed North Carolina attorney, Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

**Return to: Grantee, 1616 Mack Todd Road Zebulon, NC 27597**

Excise tax stamps: \$313.00

**NORTH CAROLINA**

**WAKE COUNTY**

Brief Description: **Lot 4A, Parcel containing 2.798-gross acres, BM1999-17**

Parcel Identification: **1794572709**

Tax ID: **0053693**

Said property \_\_\_\_\_ does, or  does not contain the principal residence of the Grantor(s).

This **GENERAL WARRANTY DEED** made and entered into on March 7, 2018, by and between:

### GRANTORS:

**Donald Lee Pearce and spouse, Tammy Pearce**

Whose address is: 125 Plott Hound Drive Clayton, NC 27520

(Herein referred to collectively as the Grantors) and

### GRANTEES:

**Seth Huntsinger, unmarried**

Property Address is: 1616 Mack Todd Road Zebulon, NC 27597

(Herein referred to collectively as the Grantees)

## WITNESSETH:

For and in consideration of valuable consideration, from the Grantees to the Grantors, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby give, grant, bargain, sell and convey unto the Grantees, in **Fee Simple** subject to the Exceptions and Reservations hereinafter provided, if any,