

NORTH CAROLINA GENERAL WARRANTY DEED

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise Tax: \$ 806.00 Parcel Identifier No. 0357400 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This Instrument was prepared by a licensed North Carolina Attorney : James S. Warren, 343 S. White Street, Wake Forest, NC, 27587
Without Benefit of Title Examination or Tax Advice. Brief description for the Index: Lot 2 Sonic Drive In

THIS DEED made this January 13, 2023, by and between

GRANTOR	GRANTEE
Tony Smith and wife, Kathy Smith P.O. Box 1215 Zebulon, NC 27597	JTSJ, Inc. 9107-F South Tryon Street Charlotte, NC 28273

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 Zebulon, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 2, Sonic Drive In subdivision, as depicted in Map Book 2006, beginning at or including page 2692.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 13097, Page 2212, Wake County Registry.

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 Map Book 2006, Page 2692, Wake County Registry.

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.

submitted electronically by "James, McElroy & Diehl, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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, other than the following exceptions:

- 1. Subject to current year ad valorem taxes.
- 2. Subject to Easements and Restrictions of record.

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

Tony Smith
 Tony Smith
Kathy Smith
 Kathy Smith

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that Tony Smith and Kathy Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12 day of January, 2023.

James S. Warren
 Notary Public

My Commission Expires: 10-3-2025

