

Prepared by: Amy W Osborne, Attorney at Law (without title exam or tax advice)
Return to: Amy W. Osborne, PO Box 7, Cary, North Carolina, 27512
N.C. Excise Tax -\$0.00 Real Estate ID #: 0447003

Brief Description: Lot 18 The Mills at Avent Ferry, Phase 1B

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

THIS DEED, made this 19th day of December, 2023 by and between Brian Morgan and wife, Jessica Beavans Morgan of 200 Ashland Hill Drive, Holly Springs, NC 27540, hereinafter referred to as "Grantors"; and

Brian Arthur Morgan and Jessica Beavans Morgan, co-Trustees of The Morgan Living Trust dated, December 19 2023, 200 Ashland Hill Drive, Holly Springs, NC 27540, hereinafter referred to as "Grantees;"

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, grants, bargains, sells, conveys and specially warrants to the Grantee, the following described real estate, situated at 200 Ashland Hill Drive, in the City of Holly Springs, Holly Springs Township, in the County of Wake, State of North Carolina; And more particularly described as follows:

All of lot 18 in the Mills at Avent Ferry, Phase 1B, as shown on the maps recorded in Book of Maps 2017, Pages 889-891, Wake County Registry, to which maps reference is hereby made for a more particular description.

Property address: 200 Ashland Hill Drive, Holly Springs, NC 27540

THE SOLE PURPOSE OF THIS DEED IS TRANSFER TO REVOCABLE LIVING TRUST.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 16976, Pages 941-942, Wake County Registry.**

A map showing the above-described property is recorded in Plat Book 2017, Pages 889-891, 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.


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.

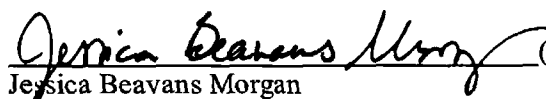
Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for the current and subsequent years
2. Easements and covenants, conditions or restrictions of record.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN TESTIMONY WHEREOF, said Grantor has set her hand and seal the day and year first above written.

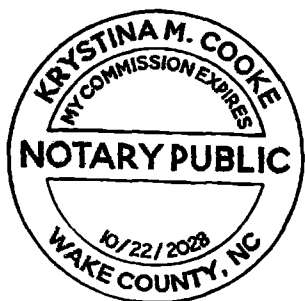
 (SEAL)
Brian Morgan

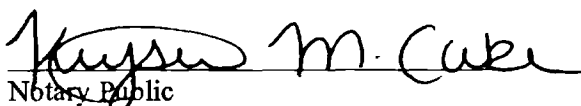
 (SEAL)
Jessica Beavans Morgan

STATE OF NORTH CAROLINA, COUNTY OF WAKE:

I, Krystina M. COOKE, the undersigned, a Notary Public of the county and state aforesaid, certify that Brian Morgan and Jessica Beavans Morgan, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial stamp or seal, this the 19th day of December, 2023.




Notary Public

Krystina M. COOKE
Printed Name of Notary Public

My commission expires 10/22/2028