
**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 760.00

Parcel Identifier No. 344591

Mail after recording to: Grantee

This instrument was prepared by: Heyward Wall, attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 28th day of December, 2023, by and between

GRANTOR

Melvin E. Thomas and Shiela Lynn Thomas

GRANTEE

Marcello Lagosh

2622 Dutch Grove Cir.
Raleigh, NC 27610

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 or parcel of land more particularly described as follows:

**BEING all of Lot 125, Dutchman Creek subdivision, Phase 4, as recorded in
Book of Maps 2006, Pages 690-691, Wake County Registry.**

Submitted electronically by "McCullers, Whitaker & Hamer, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by an instrument recorded in Deed Book 12286, Page 2742, 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: General service and utility easements, rights of way, and restrictions and covenants of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year as indicated in the notary acknowledgments.

Melvin E. Thomas (SEAL)
Melvin E. Thomas

Shiela Lynn Thomas (SEAL)
Shiela Lynn Thomas

STATE OF NORTH CAROLINA, WAKE COUNTY

I certify that Melvin E. Thomas and Shiela Lynn Thomas personally appeared before me this day, acknowledging to me that they signed the foregoing document. Witness my hand and official stamp or seal, this the 28 day of December, 2023.

My Commission Expires: 10-06-28

Heyward G. Wall
Notary Public

