

WAKE COUNTY, NC 49  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
01/02/2024 13:07:32

BOOK:019511 PAGE:01418 - 01421

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise tax: 105-228.29(5) By gift.

Parcel identifier #: 0091797

Brief description for index: BEING all of Lot 487, Section V, Part B of Scottish Hills Subdivision

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2023 By: \_\_\_\_\_

After recording, return document to:

NORMAN DOWLER, LLP

840 County Square Drive, Third Floor

Ventura, California 93003

Document prepared by:

Gina Beas of NORMAN DOWLER, LLP

840 County Square Drive, Third Floor

Ventura, California 93003

THIS GENERAL WARRANTY DEED, executed on this 22<sup>nd</sup> day of December, 2023,  
by the grantor, Hart Family Trust whose mailing address is 4530 La Brea Street, Oxnard,  
California 93035 of Ventura County

to the grantee, Marc Richard Mueller and Marie Douglas Mueller, husband and wife as tenants  
by entirety of 1249 Gatehouse Drive, Cary, North Carolina 27511 of Wake County.

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 no consideration has and by these presents does grant,  
bargain, sell, convey, and gift unto the grantee in fee simple, all that certain lot or parcel of land  
situated in the municipality of Cary, located in Wake County, North Carolina – legally described  
as:

BEING all of Lot 487, Section V, Part B of Scottish Hills Subdivision as shown on a map dated  
04/02/1974 and entitled "Scottish Hills Subdivision, Section V, Part B" by J. Fred Davis, Jr., IN.,  
RLS and recorded in Book of Maps 1974, Page 332, Wake County Registry.

Address: 1249 Gatehouse Drive, Cary, NC 27511

The property herein conveyed does not include the primary residence of the grantor.

The above-described property was acquired by grantor by instrument recorded in Book 018392,

**ENV**

Page 01534 – 01535 of the Wake County, NC registry.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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.

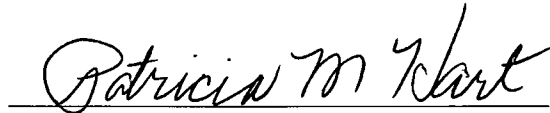
This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

This conveyance is subject to any restriction or record and is subject to any HOA restrictions, which both grantees gladly submit to as a matter of record.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

A handwritten signature in cursive script, reading "Patricia M. Hart", written over a horizontal line.

Signature: Patricia M. Hart

Capacity: Trustee and Grantor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

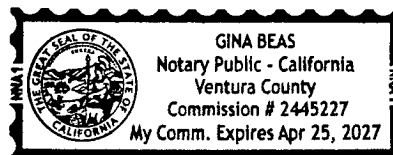
State of California    )  
   ) ss.  
 County of Ventura    )

On December 22, 2023, before me, Gina Beas, a Notary Public, personally appeared Patricia M. Hart, who proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Gina Beas* (Seal)





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**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

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**Tammy L. Brunner**  
**Register of Deeds**  
Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

\_\_\_\_\_ 4 # of Pages