

Excise Tax \$1401.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: _____ Lot: 296

Parcel Identifier No.: 0476045

This instrument prepared by John B. South, Jr., 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.

The South Law Firm, PLLC - 3725 National Drive Suite 215, Raleigh, NC 27612

Return to: Grantee

This property is is not the primary residence of the Grantor.

Brief description for the Index

Lot 296, Westford Phase 2

THIS DEED made this 21 day of December, 2023, by and between

GRANTOR

SHANE VON KITTENDORF
and spouse,
DANA MICHELLE KITTENDORF

GRANTEE

SOHEL SALAHUDDIN PEERZADA
and spouse,
UMMEHANI SOHEL PEERZADA

Property & Mailing Address:
840 Summit Crest Court
Apex, NC 27523

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 situated in WAKE County, North Carolina and more particularly described as follows:

BEING all of Lot 296, Westford Phase 2, as shown on maps recorded in Book of Maps 2020, Pages 800-804, Wake County Registry, reference to which is hereby made for a more particular description.

Submitted electronically by South Law Firm in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

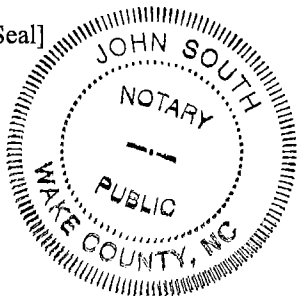
Dana Michelle Kittendorf (SEAL)
Dana Michelle Kittendorf

STATE OF NC
COUNTY OF WAKE

I, John South, a Notary Public for WAKE County,
State of NC certify that **Dana Michelle Kittendorf** personally appeared
before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 21 day of December, 2023.

[Official Seal]



John South
NOTARY PUBLIC

My Commission expires: 11.28.27

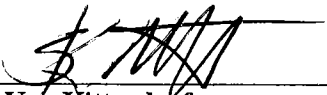
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.



 _____ (SEAL)
 Shane Von Kittendorf

STATE OF Florida
 COUNTY OF Lee

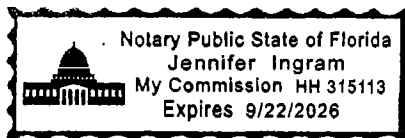
I, Jennifer Ingram, a Notary Public for Lee County,
 State of Florida certify that Shane Von Kittendorf personally appeared
 before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 20 day of December, 2023.

[Official Seal]



 NOTARY PUBLIC



My Commission expires: 9/22/26