

Revenue Stamps: \$ **2,430.00**

Parcel Identifier/Tax Account/PIN No.: 364546  
Brief Description for the Index: Lot 48, Parker Falls North, Phase 2  
Prepared by: Ragsdale Liggett PLLC (Ashley H. Ray)  
Return to: Grantee

### NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 2nd day of January 2024, by and between **Ethan F. Dameron and spouse, Jenny M. Dameron**, with a mailing address of 1609 Quaker Ridge Point, Raleigh, NC 27615 ("Grantor") and **Christopher Stone Cogburn, unmarried and Samara V. Soler, unmarried, as Joint Tenants with Rights of Survivorship**, with a mailing address of 3321 Bryant Falls Court, Raleigh, NC 27613 ("Grantee").

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in the Township of Bartons Creek, City of Raleigh, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 48, Parker Falls North - Phase 2, as shown and identified on that certain plat entitled "Subdivision Map: Parker Falls North, Phase 2, Lots 47-53, a Cluster Subdivision" by Sullivan Surveying, dated 30 August, 2006 and recorded in Book of Maps 2007, Page 2048, Wake County Registry, North Carolina.

Property Address: 3321 Bryant Falls Court, Raleigh, NC 27613  
Parcel Identifier/Tax Account/PIN No.: 364546

ALSO BEING the same Premises conveyed to Grantor by Deed of Correction recorded in Book 15032, Page 1932, Wake County Registry. The Grantor herein states that the Premises conveyed herein X is \_\_\_\_\_ is not the primary residence of the Grantor.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with 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 ad valorem taxes for the year 2024, a lien not yet due and payable, and utility easements and

unviolated covenants, conditions, or restrictions that do not materially affect the value of the Property.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

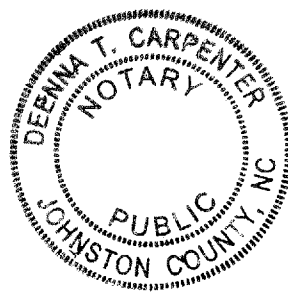
Ethan F. Dameron (SEAL)  
**Ethan F. Dameron**

STATE OF NORTH CAROLINA  
 COUNTY OF Wake

I, a Notary Public of Johnston County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Ethan F. Dameron**

Date: 11/2/2024

Deenna T. Carpenter  
 Notary Public  
 Printed Name of Notary: DEENNA T. CARPENTER  
 My commission expires: 1/30/2028



Jenny M. Dameron (SEAL)  
**Jenny M. Dameron**

STATE OF NORTH CAROLINA  
 COUNTY OF Wake

I, a Notary Public of Johnston County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jenny M. Dameron**

Date: 11/2/2024

Deenna T. Carpenter  
 Notary Public  
 Printed Name of Notary: DEENNA T. CARPENTER  
 My commission expires: 1/30/2028

