

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,150.00

Parcel Identifier No. 0504795 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Costner Law Office, PLLC, 353 East Six Forks Road, Suite 280, Raleigh, NC 27609This instrument was prepared by: Costner Law Office, PLLC, 353 East Six Forks Road, Suite 280, Raleigh, NC 27609Brief description for the Index: Lot 23, South Lakes SF-8 Subdivision, Phase 1THIS DEED made this 28 day of December, 2023, by and between

GRANTOR

H & H Constructors of Fayetteville, LLC, a North Carolina
limited liability company
2919 Breezewood Avenue
Suite 400
Fayetteville, NC 28303

GRANTEE

Praveen Yadav Vattela and Keerthi Punugunta, husband and wife

3616 Bailey Lake Dr
Fuquay Varina, NC 27526

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, parcel of land or condominium unit situated in the City of Fuquay Varina, Wake County, North Carolina and more particularly described as follows:

Being all of Lot 23 as shown on plat entitled "Subdivision Plat South Lakes SF-8 Phase 1" recorded in Book of Maps 2023, Pages 493-497 in the Wake County, North Carolina Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 19317 page 1713.

All or a portion of the property herein conveyed ____ includes or x does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2023 page 493-497.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

H & H Constructors of Fayetteville, LLC, a North Carolina limited liability company

(Entity Name)

By: [Signature]
Print/Type Name & Title: Jon McReynolds, Division President

State of North Carolina – County of Wake

I, Rebekah Pitts, the undersigned Notary Public of the County and State aforesaid, certify that Jon McReynolds, personally appeared before me this day and acknowledged that she is the Division President of H & H Constructors of Fayetteville, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28 day of December, 2023

My Commission Expires: 08-29-2028

[Signature]
Notary Public

