

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,259.00

Real Estate ID 0221043

PIN # 0734936849

Mail/Box to: GRANTEE

This instrument was prepared by: Hilton Silvers & McClanahan Law, PLLC, 7320 Six Forks Road, Suite 100  
Raleigh, NC 27615

Brief description for Index: LO86 SOMERSET SUB PH2 BM1995-2040

THIS DEED made this 28<sup>th</sup> day of December, 2023, by and between:

GRANTOR	GRANTEE
<b>Christina S Adams</b> , unmarried  556 Crooked Pine Drive Cary NC 27519	<b>Purchasing Fund 2023-2, LLC</b> a Delaware limited liability company 1001 S Capital of Texas Hwy Bldg. 1 Ste 100 Austin, Texas 78746  Property Address: 305 Connemara Drive Cary NC 27519

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:

**BEING all of Lot 86, Phase II, Somerset Subdivision, as shown on map recorded in Book of Maps 1996, Page 0144, Wake County Register of Deeds.**

The property described above was acquired by Grantor by instrument recorded in Book **19508**, Page **2432**.  
A map showing the above described property is recorded in Book of Maps **1996**, Page **0144**.

submitted electronically by "Hilton Silvers & McClanahan PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

All or a portion of the property conveyed ☒ is/☐ is not a principal residence of the Grantor.

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.

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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Christina S Adams (SEAL)  
Christina S Adams

STATE OF NC COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- ☐ I have personal knowledge of the identity of the principal(s)  
☒ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NCID  
☐ I signed this notarial certificate on the date below according to the emergency video notarization requirements contained in N.C.G.S. 10B-25, in Wake County, North Carolina. \_\_\_\_\_  
 County, State of North Carolina is the county in which the principal signer(s) stated they were physically located during the emergency video notarization.

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **CHRISTINA S ADAMS**

Date: 12/28, 2023

(official seal)

Elizabeth Primm  
 (Notary Signature)  
Elizabeth Primm Notary Public  
 (print name)  
 My commission expires: 6/20/2026

