

TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03-25-2021 AT 13:24:22
STATE OF NC REAL ESTATE
EXCISE TAX: \$390.00
BOOK: 018418 PAGE: 00396 - 00398

Excise Tax \$390.00

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Block: _____ Lot: 4

Parcel Identifier No.: 0374981

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 100, Raleigh, NC 27612

Return to: Grantee

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

Brief description for the Index

Lot 4

THIS DEED made this 25th day of MARCH, 2021, by and between

GRANTOR

GREGORY WILLIAM MILLER
And Spouse,
CHRISTINE I. MILLER

GRANTEE

PETER ESTREMER, unmarried
AND
BRENDA LEHMAN, unmarried
As Joint Tenants with Rights of Survivorship

Property Address: 5641 Blackhawk Rd
Raleigh, NC 27613

Mailing Address: 100 Kingsley Woods Dr
Durham, NC 27703

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:

SEE ATTACHED LEGAL DESCRIPTION.

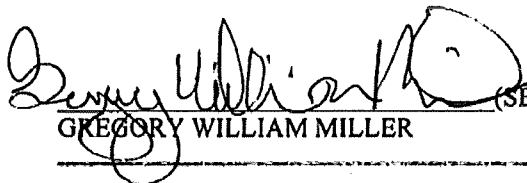
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

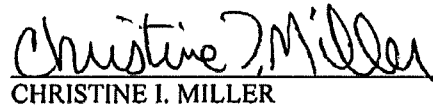
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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)
GREGORY WILLIAM MILLER

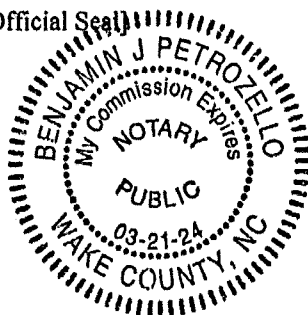
 (SEAL)
CHRISTINE I. MILLER

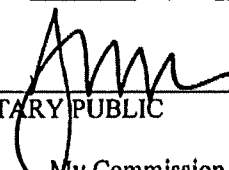
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I BENJAMIN J. PETROZELLO, a Notary Public for WAKE County, State of NORTH CAROLINA certify that GREGORY WILLIAM MILLER AND CHRISTINE I. MILLER personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of MARCH, 2021.

[Official Seal]




NOTARY PUBLIC

My Commission expires: _____

EXHIBIT A
LEGAL DESCRIPTION

BEING all of Lot 4, containing 1.74 acres, more or less, according to a plat entitled "A Minor Subdivision Lots 3, 4 & 5 William G.G. Miller" as recorded in Book of Maps 2008, Page 2008, Wake County Registry.

TOGETHER WITH, a right of access from said Tract to Norwood Road over "BLACKHAWK ROAD", a 45' Private Road shown on that plat prepared by Newcomb Land Surveyors, LLC entitled "Minor Subdivision and Recombination, Lots 1, 2, & 3, William G.G. Miller recorded in Book of Maps 2008, Page 2006, Wake County Registry.