

WAKE COUNTY, NC 32
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/18/2022 11:02:54
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,000.00
BOOK:019201 PAGE:01948 - 01951

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$3,000.00
Parcel ID:	0214278
Mail/Box to:	Grantee
Prepared by:	Paul Lee Law Firm, PLLC
Brief description for the Index:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 18th day of November 2022, by and between:

GRANTOR	GRANTEE
Classic Performance Auto Inc. 9624 Fayetteville Road Raleigh, NC 27603	NASIM ABDELLATIF SALEH and spouse, MERVAT NAZEEH AQQAD 1017 Vino Drive Raleigh, NC 27607

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Raleigh, Cary Township, Wake County, North Carolina and more particularly described as follows (the "Property"):

See EXHIBIT "A"

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 12602 page 0001.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 1984 page 1941

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1. Ad valorem taxes;
- 2. All covenants, conditions, easements, restrictions and rights of way of record; and
- 3. Restrictive covenants of record affecting property

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name: _____

Name: _____

Name: _____

Name: _____

Classic Performance Auto Inc.

Entity Name

By: *Omar Husni Ibrahim*

Name: Omar Husni Ibrahim

Title: President

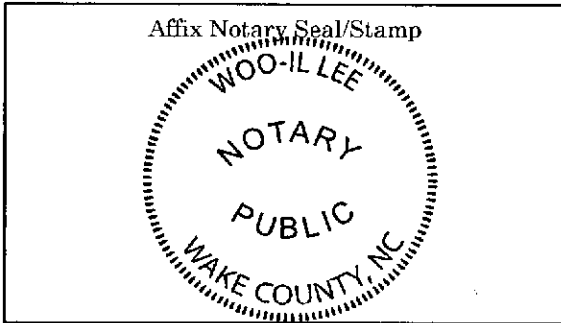
By: _____

Name: _____

Title: _____

STATE OF North Carolina, COUNTY OF Wake

I WOO-IL LEE, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 18th day of November 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Omar Husni Ibrahim



Woo-Il Lee

Notary Public (Official Signature)

My commission expires: July 13, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT A PIPE ON THE EAST SIDE OF TRINITY ROAD AT THE NORTHWEST CORNER OF SAID PROPERTY RUNNING THENCE ALONG THE NORTHERN PROPERTY LINE SOUTH 89 DEGREES 59 MINUTES 31 SECONDS EAST 10.15 FEET TO AN IRON PIPE, THENCE SOUTH 89 DEGREES MINUTES 31 SECONDS EAST 182.87 FEET TO AN IRON PIPE; THENCE SOUTH 02 DEGREES 33 MINUTES 56 SECONDS WEST 148.13 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 201.99 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 10.51 FEET TO AN IRON PIPE; THENCE NORTH 09 DEGREES 51 MINUTES 54 SECONDS 150.30 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.654 ACRES, AND BEING FURTHER DESCRIBED AS LOT A, TRACT J., AS SHOWN IN BOOK OF MAPS 1984, PAGE 1941, WAKE COUNTY REGISTRY.

THE PROPERTY HEREINABOVE DESCRIBED WAS ACQUIRED BY RUTH ELIZABETH VENABLE BY DEED RECORDED IN BOOK 9593, PAGE 1879, WAKE COUNTY REGISTRY.



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Tammy L. Brunner
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 4 # of Pages

LF