

WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01-11-2022 AT 09:24:19
STATE OF NC REAL ESTATE
EXCISE TAX: \$4,256.00
BOOK: 018877 PAGE: 01476 - 01477

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,256.00

Parcel Identifier No. 0111831 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hervey and Hervey P.A. (without title examination)

Brief description for the Index: Lot 2 Morris West Subdivision BM 1979, Page 673

THIS DEED made this 7th day of January 2022 by and between

GRANTOR	GRANTEE
<p>Mark Alan Kloefkorn and Karen Elizabeth Kloefkorn, a married couple</p> <p>105 Holly Creek Road Morrisville, NC 27560</p>	<p>Waltonwood Reston Oberlin, LLC a Michigan limited liability company</p> <p>7125 Orchard Lake Road, Suite 200 West Bloomfield, MI 48322</p>

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:

BEING ALL OF LOT NO. 2 OF MORRIS WEST SUBDIVISION CONTAINING 5.01 ACRES ACCORDING TO MAP ENTITLED "MORRIS WEST" BY WILLIAM O. YATES, R.L.S. DATED JULY 17, 1979 AND RECORDED IN BOOK OF MAPS 1979, 673 PAGE WAKE COUNTY REGISTRY.

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

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

A map showing the above described property is recorded in Book of Maps 1979, Page 673.

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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:

- 1) Ad Valorem taxes for the current year and subsequent years.
- 2) All easements, covenants, and restrictions of record.
- 3) Zoning regulations and ordinances.

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

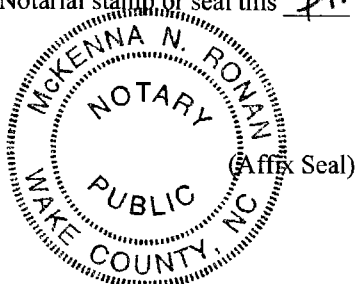
By: [Signature]
Mark Alan Kloefkorn

By: [Signature]
Karen Elizabeth Kloefkorn

State of NC
County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Mark Alan Kloefkorn personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th day of January 2022.

[Signature]
Notary Public
Mckenna N. Roman
Notary Public's Printed Name

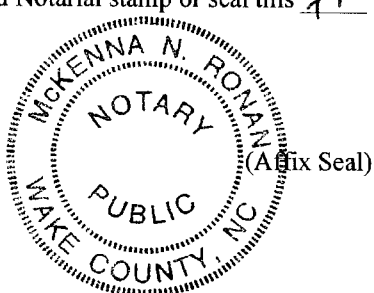


My Commission Expires: 1/18/2026

State of NC
County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Karen Elizabeth Kloefkorn personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 7th day of January 2022.

[Signature]
Notary Public
Mckenna N. Roman
Notary Public's Printed Name



My Commission Expires: 1/18/2026