

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1098.00

Parcel Identifier No. 0121800 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Capital City Law, 116 N. Person Street, Raleigh, NC 27601

Brief description for the Index: Lots 3 & 4, BM 1982-127

THIS DEED made this 18 day of January, 2022, by and between

GRANTOR	GRANTEE
<b>Geoffrey Paul Beale, II, a single person</b>	<b>Remy Heskett, a single person</b>
73 Rossie Jones Road Zebulon, NC 27597	2720 Triple Oak Drive Morrisville, NC 27560

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 Morrisville, Cedar Fork Township, Wake County, North Carolina and more particularly described as follows:

**BEING all of Lots Three and Four (3&4) as shown on plat entitled "Property of Richard R. Jones and Margaret Ruth Jones" recorded in Book of Maps 1982 at Page 127 of the Wake County Registry, reference to said plat being made for a more complete and particular description.  
Which has the following street address: 2720 Triple Oak Drive, Morrisville, NC 27560**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16945 page 627. All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of a Grantor. A map showing the above described property is recorded in Plat Book 1982 page 127.

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, other than the following exceptions: easements, covenants, and restrictions of record.

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

*Geoffrey Paul Beale, II* (SEAL)  
Print/Type Name: Geoffrey Paul Beale, II

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State set forth on my seal, certify that Geoffrey Paul Beale, II 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 18<sup>th</sup> day of January, 20 22.

My Commission Expires: 08-13-2024

*Ryan A. Whalen*  
Notary Public

