

Excise Tax: \$872.00

Real Estate ID: 0468734

Prepared by: Beth W Bowen, Bowen Law Firm PC (No Title Exam or Tax Advice)

Mail after recording to: Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made by and between KEITH BLISS AND SPOUSE GIOIA BLISS, *GRANTORS*, whose address is 115 DRY AVE CARY NC 27511, and TOWN OF CARY, a municipal corporation of the State of North Carolina, whose mailing address is P O BOX 8005, CARY, NC 27512.

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 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 EXHIBIT A

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:

1. 2020 ad valorem taxes;
2. General service and utility easements and rights of way of record; and
3. Restrictions of record, together with amendments, if any.

The property hereinabove was acquired by Grantor by instrument recorded in Book 17333, Page 339, Wake County Registry.