

NORTH CAROLINA NONWARRANTY DEED**Excise Tax: \$0.00**

Parcel Identifier No. 0408693 / 0697330189

File: 21145754X / 71131746

Mail/Box to: Cornelius Lemmers 6617 Middlegrove Lane Willow Spring, NC 27592

This instrument was prepared by: Brady & Kosofsky, PA, a duly licensed North Carolina and South Carolina law firm
13925 Ballantyne Corporate Pl. Ste 400, Charlotte, NC 28277Brief Description for Indexing: **Lot 15 of Blalock Forest****THIS DEED** made this 10 day of December, 2021 by and between

GRANTOR	GRANTEE
<p data-bbox="407 1099 732 1131">Mary C. Lemmers, widow</p> <p data-bbox="467 1163 675 1247"><i>Grantor Address:</i> 2143 Mt Tabor Rd Blackburg, VA 24060</p>	<p data-bbox="1024 1099 1312 1158">Cornelius R. Lemmers, Unmarried</p> <p data-bbox="1045 1190 1292 1274"><i>Property Address:</i> 6617 Middlegrove Lane Willow Spring, NC 27592</p> <p data-bbox="1045 1279 1292 1362"><i>Mailing Address:</i> 6617 Middlegrove Lane Willow Spring, NC 27592</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 the City of **Willow Spring, Wake County**, North Carolina and more particularly described as follows:**See Attached Exhibit "A"**

The purpose of this deed is to vest title in the name of the Grantee.

The property hereinabove described was acquired by Grantor by instrument recorded at Book 15558 Page 1759. Cornelius A. Lemmers died on 02/16/2021.

A map showing the above described property is recorded in Book of Maps 2013 Pages 685.

All or a portion of the property herein conveyed () includes or (X) does not include primary residence of a Grantor.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

[SIGNATURES TO FOLLOW]

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

Mary C. Lemmers (SEAL)
Mary C. Lemmers

State of VIRGINIA

County of MONTGOMERY

I certify that the following person(s) personally appeared before me this day and each acknowledging to me that he or she signed the foregoing document: **Mary C. Lemmers**

Date: 10 DECEMBER 2021

Markus T. Calfee
Official Signature of Notary

(Official Seal)

MARKUS T. CALFEE, Notary Public
My commission expires: 31 OCTOBER 2025



Exhibit "A"

Property Address: 6617 Middlegrove Lane, Willow Spring, NC 27592

Land situated in the Township of Panther Branch in the County of Wake in the State of NC

ALL OF LOT 15, BLALOCK FOREST SUBDIVISION, PHASE 1, AS SHOWN ON MAPS RECORDED IN BOOK 2013, PAGE 685, WAKE COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SEE ALSO BOOK OF MAPS 2009, PAGES 150-154, WAKE COUNTY REGISTRY.

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