

For Registration Fredrick Smith  
Register of Deeds  
Mecklenburg County, NC  
Electronically Recorded  
2018 Jul 05 01:14 PM RE Excise Tax: \$ 400.00  
Book: 32810 Page: 230 Fee: \$ 26.00  
Instrument Number: 2018084120

*Fredrick Smith*

Excise Tax \$400.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Tax Block: Lot: Parcel Identifier No. **02740313**  
Prepared by: Law Office of Jonathan Richardson, PLLC  
Return to: Grantee

Brief description for the Index

**LOT 13 IN BLOCK 3 OF HARRIS POINTE AT MALLARD  
RIDGE**

THIS DEED made this 28 day of June, 2018, by and between

| GRANTOR  | GRANTEE   |
|--|---|
| <b>Willis Peters and spouse,<br/>Erica Peters</b>      | <b>Aamir Zakaria, unmarried</b>                 |
| <b>Mailing address:</b>                                | <b>13681 Cheswick Blvd<br/>Carmel, IN 46032</b> |
| <b>2017 Central Ave. #1112<br/>Charlotte, NC 28205</b> |   |

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 **Mecklenburg** County, North Carolina and more particularly described as follows:

**BEING ALL OF LOT 13 IN BLOCK 3 OF HARRIS POINTE AT MALLARD RIDGE, AS THE SAME IS SHOWN ON MAP THEREOF RECORDED IN MAP BOOK 23 AT PAGE 394 IN THE MECKLENBURG PUBLIC REGISTRY.**

Submitted electronically by "Law Offices of Jonathan Richardson"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

**PROPERTY ADDRESS: 11823 Harris Ridge Drive, Charlotte NC 28269**

**PARCEL ID: 02740313**

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.

The property hereinafter described was acquired by Grantor(s) by instrument recorded at Book 22403, Page 197-199 of the **Mecklenburg** County Registry.

Subject to ad valorem taxes for current and subsequent years;  
Subject to all valid covenants, declarations, easements and rights of way of record.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

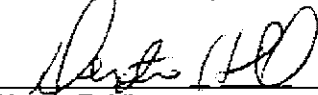
  
\_\_\_\_\_(SEAL)  
Willis Peters

  
\_\_\_\_\_(SEAL)  
Erica Peters

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, DEXTER HILL, the undersigned, a Notary Public for CABARRUS County, certify that **Willis Peters and Erica Peters** personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official seal, this 28 day of JUNE, 2018.

  
\_\_\_\_\_  
Notary Public

[OFFICIAL SEAL]

My Commission expires: May 3, 2019

