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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,058.00

Parcel Identifier No. 9940255981 Verified by [Signature] County on the ___ day of _____, 20___
By: _____

Mail/Box to: Celia L Rice and spouse John R Rice, 00 NC 49 HWY, Cedar Grove, NC 27231

This instrument was prepared by: Taylor Law Office, PC, 2280 S. Church Street, Suite 203, Burlington, NC 27215

Brief description for the Index: Metes & Bounds

THIS DEED made this 15th day of September, 2021, by and between

GRANTOR	GRANTEE
Tony T McDaniel and spouse Lori Sexton McDaniel 902 Gaston Manor Dr. Durham, NC 27703	Celia L Rice and spouse John R Rice Mailing Address: 4039 King Charles Rd., Durham, NC 27707 Property Address: 00 NC 49 HW, Cedar Grove, NC 27231

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 Cedar Grove, Cedar Grove City, Orange County, North Carolina and more particularly described as follows:

Lying and being in Cedar Grove Township, Orange County, North Carolina, adjoining the lands of N.C. Highway 49, Trev, LLC, Betty Joyce Woods, Leonard Terry Fuqua and Leonard Terry Fuqua, Jr., James Clement Powell and Lucy H. Powell, Trustees of Grace Baptist Church and Wesley Monroe Boykin, containing 112.31 acres, total (1.50 acres within NCDOT R/W area), and BEING ALL OF TRACT 1 as shown with particularity on "Exempt Division Plat for: TONY T. MCDANIEL" surveyed by Puckett Surveyors, PLLC, Professional Land Surveyors, plat of which is recorded in Plat Book 112 at Page 99 in the Orange County Registry, and to which recorded plat reference is hereby made for a more complete description.

Property Address: Vacant Land, NC Highway 49, Cedar Grove, North Carolina 27231
Parcel ID #: 9940255981

Submitted electronically by "Taylor Law Office, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

- 1. Easements Rights of Way, Restrictions, Mineral Rights and any other matters of record
- 2. AdValorem Taxes for this year and subsequent years

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

Tony T. McDaniel (SEAL)
 Print/Type Name: Tony T McDaniel

Lori Sexton McDaniel (SEAL)
 Print/Type Name: Lori Sexton McDaniel

State of North Carolina - County of Alamance

I, the undersigned Notary Public of the County and State aforesaid, certify that Tony T McDaniel and Lori Sexton McDaniel 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 14th day of September, 2021.

My Commission Expires: 07/15/23

[Signature]
 Notary Public

