

JB  
32947

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$7000.00

Parcel Identifier No. 9798-48-8480 Verified by AB County on the \_\_\_ day of \_\_\_\_\_, 20\_\_

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 805 Pinhurst Drive, Chapel Hill, NC 27517

THIS DEED is made this 25<sup>th</sup> day of June, 2021, by and between

GRANTOR	GRANTEE
<b>MAGNUS LEDIN and spouse, VERONICA LEDIN</b>	<b>BOYLSTON, LLC</b> a North Carolina limited liability company
	<b>Property Address:</b> 1034 Torrey Pines Place Chapel Hill, NC 27517

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

**The land hereinafter referred to is situated in the City of Chapel Hill, County of Orange, State of NC, and is described as follows: BEING all of Lot 24, Block B, as shown on Plat of The Oaks, Map Two, prepared by Robert J. Ayers, Surveyor, and recorded in Plat Book 19, Page 102, Orange County Registry. Being the same property conveyed from Guy B. Caplan and Christina K. Caplan, a married couple, to Magnus Ledlin and Veronica Ledlin, a married couple, by deed dated October 24, 2017, and recorded October 31, 2017 in Book 6385, Page 86, of official records. See also deed recorded in Book 6652, Page 82, Orange County Registry.**

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.

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Printed by Agreement with the NC Bar Association - 1981

Submitted electronically by "Bagwell Holt Smith PA-CC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

*[Signature]* (SEAL)  
**MAGNUS LEDIN**

Address: 402 Village Crossing Drive  
Chapel Hill, NC 27517

*[Signature]* (SEAL)  
**VERONICA LEDIN**

Address: same as above

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein <sup>VL</sup>   includes    does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

Orange County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **MAGNUS LEDIN**

Date: 6/25/21

*[Signature]*  
Wilda Montenegro, Notary Public

(Official Seal)

Wilda Montenegro  
Notary Public  
Alamance County, NC  
My Commission Expires 7-24-22

Printed Name of Notary Public  
My commission expires: 7-24-22

Orange County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **VERONICA LEDIN**

Date: 6/25/21

*[Signature]*  
Wilda Montenegro, Notary Public

(Official Seal)

Wilda Montenegro  
Notary Public  
Alamance County, NC  
My Commission Expires 7-24-22

Printed Name of Notary Public  
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