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Prepared by: Kim K. Steffan, Steffan & Associates, P.C., 2411 Old NC 86, Hillsborough, NC 27278

Return to: Grantees

N.C. Excise Tax - \$ 468.00

NORTH CAROLINA

GENERAL WARRANTY DEED

ORANGE COUNTY

This deed, made and entered into this 16th day of August, 2021, by and between Andrew R. Jones and spouse, Cathryn Fishman Alschuler, hereinafter referred to as "Grantor"; and Donaciano Flores Valencia (unmarried), Maria Luz Gonzalez Garcia (unmarried), and Irvin Alexander Zepeda Gonzalez (unmarried), whose address is 117 Cornelius St, Hillsborough, NC 27278, hereinafter referred to as "Grantees".

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantees in fee simple all that certain tract or parcel of land lying and being in Orange County, North Carolina and more particularly described as follows:

PINs: 9865-90-4647 & 9865-90-4449 **BB**

Tract 1: BEGINNING at a stake in the old McAdam's Road North of the Town of Hillsborough, N.C., at the northwest corner of Lot belonging to Tom Wilson's heirs and running thence northward with said Road 77.5 feet to a stake, Emma Mebane's southwest corner; thence with her line to a stake in an unnamed Road; thence southward with said road 76 feet to a stake, the northeast corner of the Lot belonging to the said Tom Wilson's heirs; thence westward with said Lot 205 feet to the beginning. The same being Lot No. 1 of the "Turner Property", according to survey and plot of James O. Webb, made for Cooke and Andrews, Commissioners. Reference is made to deed dated August 6, 1941, from S.C.

Submitted electronically by "Steffan & Associates PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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Forrest and wife, Carrie Forest, to Daisy Lynch, recorded in Book 114, Page 362, Orange County Registry.

Tract 2: BEGINNING at a stake, corner of Watson Street and McAdam Road; thence East with Watson Street 183 feet to a stake on Street (not named); thence North with said Street 76 feet to a stake corner of Lot No. 1; thence West with said line of Lot No. 1 205 feet to a stake on McAdam Road; thence Southward with said Road 77.5 feet to the first station, the same being Lot No. 2 of a Survey by James O. Webb, Surveyed for Cook & Andrews, Commissioners, as is shown by Deed recorded in Book 62, Page 251, of the Records of Deeds of Orange County. See Deed Book 160, Page 335.

The property described above was acquired by Grantor by instrument recorded in Book 3345, Page 176, Orange County Registry.


To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

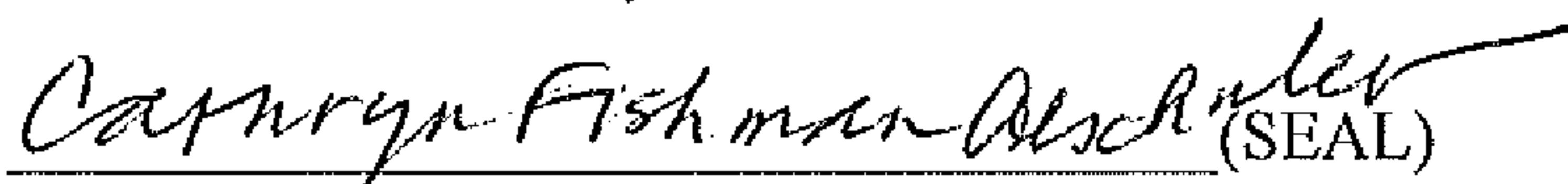
And Grantor covenants with Grantees that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

Title to the property described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantor and Grantees as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantor has hereunto set hand and seal the day and year first above written.


Andrew R. Jones (SEAL)


Cathryn Fishman Alschuler (SEAL)

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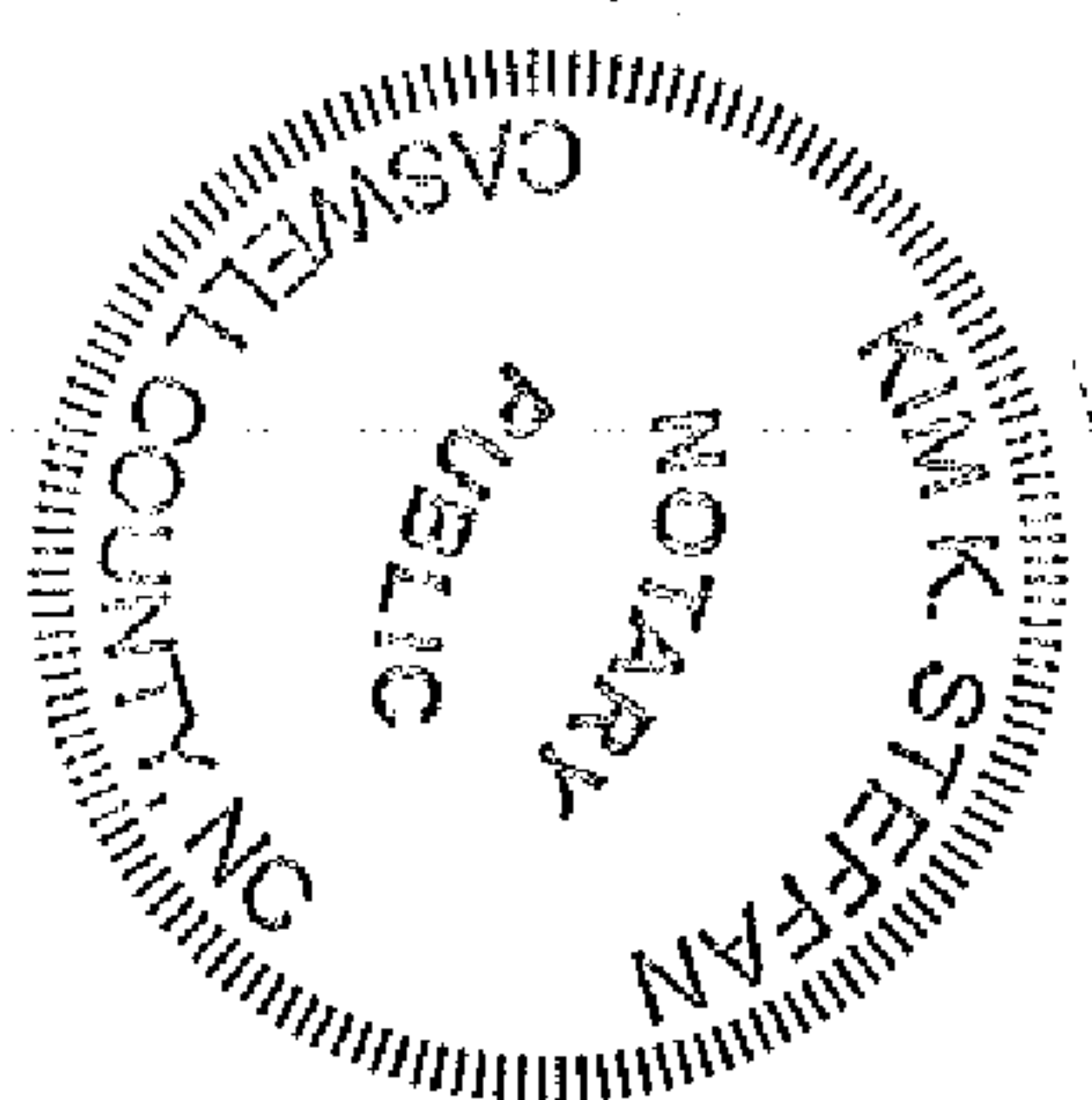
NORTH CAROLINA
Caswell COUNTY

I, Kim K. Steffan, Notary Public of said County, do hereby certify that Andrew R. Jones and Cathryn Fishman Alschuler, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of August, 2021.

Kim K. Steffan
NOTARY PUBLIC

My commission expires: 3/4/2022



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