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**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: **\$850**

Parcel Identifier No. **9799586643** Verified by RL County on the \_\_\_ day of \_\_\_\_\_, 20\_\_

This instrument prepared by David Hunter, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Grantee's address (return to): 15006 Barnhardt Court, Chapel Hill NC 27517

THIS DEED is made January 2, 2020, by and between

GRANTOR	GRANTEE
<b>Janice Carol Briggs and Bobby Ray Briggs, Jr., a married couple.</b> 9323 Laurel Springs Dr, Chapel Hill, NC 27516	<b>James R. and Melissa A. Miller, LLC.</b> 15006 Barnhardt Court, 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 Orange County, North Carolina and more particularly described as follows:

See EXHIBIT A.

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, 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.

Submitted electronically by Tripoint Law 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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