

42367
RC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,350.00
Parcel Identifier No. 9874066903 Verified by RC County on the ___ day of ___, 20___
By: _____
Mail/Box to: Grantee at: 242 Aurora Road, Hillsborough, NC 27278
This instrument was prepared by: Shope Krohn Attorneys at Law, P.A.
Brief description for the Index: metes and bounds, N. Churton Street
THIS DEED made this 10th day of January, 2022, by and between

GRANTOR	GRANTEE
William Keith Turner and wife, Pamela Broadhurst Turner	Jenny Nguyen and spouse, Chinh Trung Nguyen
<u>Forwarding Address:</u> 2400 Highland Farm Road Hillsborough, NC 27278	<u>Mailing Address:</u> 242 Aurora Road Hillsborough, NC 27278
	<u>Property Address:</u> 200 N. Churton Street Hillsborough, NC 27278

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Hillsborough, Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1983, Page 356.

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

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

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submitted electronically by "Shope Krohn Attorneys at Law, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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:

Subject to easements, restrictions, and rights of way of record, if any, and ad valorem taxes for current and subsequent years.

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

William Keith Turner (SEAL)

William Keith Turner

Pamela Broadhurst Turner (SEAL)

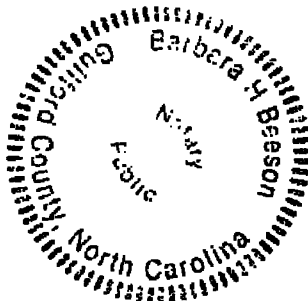
Pamela Broadhurst Turner

State of North Carolina
County of Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that William Keith Turner and Pamela Broadhurst Turner 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 10th day of January, 2022.

My Commission Expires: 09/13/2022
(Affix Seal)



Barbara H. Beeson
Barbara H. Beeson, Notary Public

EXHIBIT "A"

BEGINNING at the Northeast intersection of Churton and Tryon Streets and running thence with the Eastern property line of Churton Street North 3° 0 minutes East 93 feet to N. W. Brown's property; thence with N. W. Brown's southern line South 87° 0 minutes East 75 feet to property owned by the H. N. Brown estate; thence South 3° 0 minutes West 93 feet to the northern property line of Tryon Street; and thence with said street North 87° 0 minutes West 75 feet to the BEGINNING, all being substantially as shown on the plat of said parcel of land prepared by S. M. Credle, C.E., Durham, NC on December 17, 1928.