

3A243
m

NORTH CAROLINA
ORANGE COUNTY

GENERAL WARRANTY DEED

9857-46-4609 m

Prepared By/Return To
John D. Loftin
Attorney at Law
PO Box 733
Hillsborough, NC 27278

EXCISE TAX: \$744.00

This deed, made and entered into this the 22nd day of July, 2021. By and between

GRANTORS:

Matthew D. McKee and wife,
Victoria K. McKee

PARTY OF THE FIRST PART, AND

GRANTEE:

Elizabeth Edwards Daniels and husband,
Benjamin Rowell Daniels
201 Lucas Lane
Chapel Hill, NC 27516

PARTY OF THE SECOND PART,

WITNESSETH:

That the said party of the first part, in consideration of the sum of ten dollars and other good, valuable and sufficient considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second

part and their heirs and assigns in all that certain tract or parcel of land in the Cedar Grove township, Orange County, and more particularly described as follows:

PIN: 9857-46-4609

BEING all of Lot 1, containing 20.02 acres, more or less, as per plat of survey entitled "SURVEY FOR STEPHEN W. JOHNSON AND AUDREY T. JOHNSON" prepared by R.S. Jones & Associates, Inc., dated February 7, 2018 and recorded in Plat Book 118, Page 94, Orange County Registry, to which plat reference is hereby made for a more particular description of same. There is also conveyed a perpetual, non-exclusive easement for the right of ingress, egress and regress together with an easement and right of way for the purposes of installation and maintenance of utilities, said easements to and for the benefit of the above described property and other contiguous property owned by the Grantee which are the dominant tracts; said easement rights to extend over and across Lakeview Drive (the servient tract) from the point of intersection of Lakeview Drive and Eno Cemetery Road (SR 1381) and running along and over the area shown as "LAKEVIEW DRIVE private road" on the plat recorded in Plat Book 40, Page 73 of the Orange County Registry to the point where the said Lakeview Drive intersects and northern boundary of the above described property.

This conveyance is made subject to all applicable covenants easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid in tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns in fee simple forever, except as set forth above.

AND THE SAID PARTY OF THE FIRST PART DOES CONVENANT that she is seized of said premises in fee simple and has the right to convey the same in fee simple; that the same are free from encumbrances except as set forth above; and that she will warrant and defend the said title to the same against the claims of all persons whomsoever.

WHEREVER USED HEREIN the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set their hand and seal the day and year first above written.

Matthew McKee

(SEAL)

Matthew D. McKee

Victoria K. McKee

(SEAL)

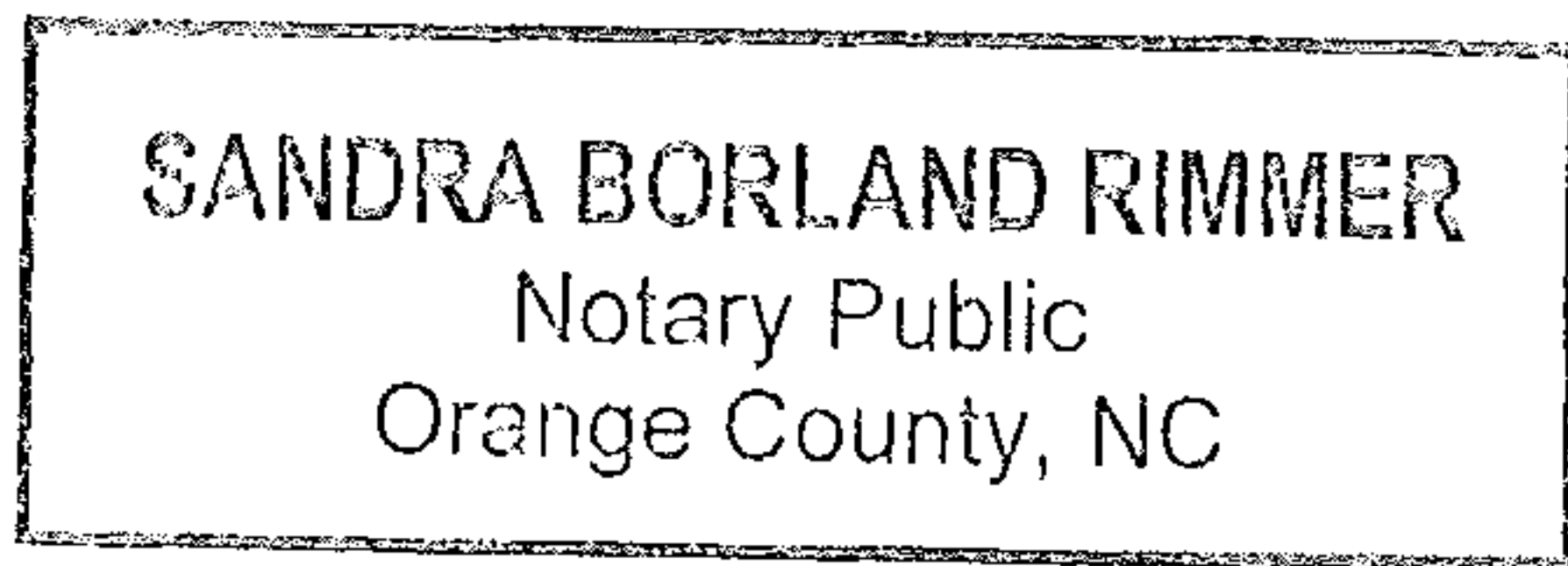
Victoria K. McKee

**NORTH CAROLINA
ORANGE COUNTY**

I, Sandra Borland Rimmer, a notary public of said state, do hereby certify that **Matthew D. McKee and Victoria K. McKee** grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Witness my hand and notarial seal, this 22nd day of July, 2021

(Official Seal)



Sandra Borland Rimmer
Sandra Borland Rimmer, Notary Public
My Commission Expires: 11.13.2022