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20180122000012060 DEED
Bk:RB6416 Pg:257
01/22/2018 03:19:40 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$450.00

mk

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **450.00**

Parcel Identifier No. **9852-09-6853** Verified by *DB* County on the ___ day of ___, 20__

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

Grantee's address (return to): **23 Bowater Crossing, Hillsborough NC 27278**

THIS DEED is made this *9th* day of *JANUARY*, 2018, by and between

GRANTOR	GRANTEE
STACEY J. CARRINGTON	ARTURO SUAREZ and spouse, SHERRI SUAREZ

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:

Property lying on the east side of Bowater Crossing (Private) and BEING all of Lot 23, containing 36.45 acres, more or less, inclusive of road right-of-way as shown on map of TREE FARM SUBDIVISION, PHASE 2 REVISED, recorded in Plat Book 98, Page 58, Orange County Registry, to which reference is made. Property is benefitted and burdened by restrictive covenants recorded in Book 2914, Page 73, road maintenance agreement recorded in Book 2914, Page 44; subdivision sign and landscaping maintenance agreement recorded in Book 2914, Page 67; and Supplement for Tree Farm Subdivision Phase 2 Revised recorded in Book 3936, Page 490, Orange County Registry.

A 150' wide Duke Power Company transmission line easement abuts the property along its south property line.

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.

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

Stacey Carrington (SEAL)
STACEY J. CARRINGTON

Address: Le Penwick Pt
Hillsborough NC 27278

____ (SEAL)

Address: _____

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

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

Durham 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: **STACEY J. CARRINGTON**

Date: 1/9/2018



Lynne Depaolo
LYNNE DEPAOLO, Notary Public
Printed Name of Notary Public
My commission expires: 7-11-22

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:

Date: _____

(Official Seal)

_____, Notary Public
Printed Name of Notary Public
My commission expires: _____



EXHIBIT A

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