

1/2



20171215000244670 DEED
Bk:RB6402 Pg:251
12/15/2017 11:07:01 AM 1/2

7
NA

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$120.00

aw

NORTH CAROLINA GENERAL WARRANTY DEED

NORTH CAROLINA
ORANGE COUNTY

Excise Tax: \$ 120.00

Tax Parcel No.: 9873-05-3777 *DB*

This instrument prepared by: John M. Thomas, Attorney at Law, George B. Daniel, P.A.,
P.O. Box 999, Yanceyville, North Carolina 27379

Return after recording to the Grantee at: *109 Hardwick PL, Chapel Hill, NC 27516*

The following information is included pursuant to N.C.G.S. §105-317.2:

Address of Grantor: 2524 Old NC 86, Hillsborough, NC 27278

Address of Grantee: *109 Hardwick PL, Chapel Hill, NC 27516*

The property conveyed does include the primary residence of the Grantor.

THIS DEED, made and entered into this 5th day of December, 2017, by and between, **MARKITA BROWN, widow**, hereinafter referred to as Grantor; and **JACOB B. DANIEL**, hereinafter referred to as Grantee. 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, in consideration of the sum of Ten Dollars (\$10.00) and other 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 of his interest in that certain tract or parcel of land lying and being in Hillsborough Township, Orange County, North Carolina, more particularly described as follows:

Lying and being on the East side of N.C. Highway No. 86, two miles South of Hillsboro, and BEGINNING at an iron stake on the East side of said Highway, the Southwest corner of Lot No. 2, on the plat hereinafter referred to, and running thence with the Southern Line of Lot No. 2 North 63 degrees 30 minutes East 200 feet to an iron stake; running thence South 26 degrees 30 minutes East 187.7 feet to an iron stake in the center of a proposed road; running thence with the center of said proposed road due West 223.5 feet to an iron stake on the East side of said Highway;



running thence with the East property line of said Highway North 26 degrees 30 minutes West 87.96 feet to the Beginning, **and being designated as Lot No. 3** according to survey and plat of Robert A. Jones, Registered Surveyor, dated February 9, 1955, entitled "Property of Bobby R. Roberts."

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 1711, at Page 148, in the Orange County, N.C. Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto 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 from all encumbrances, and 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 hereinabove described is subject to the following exceptions:

1. The 2017 Orange County property taxes prorated through the date of settlement.
2. Any and all valid recorded and unrecorded easements and rights of way over and across object property, including those for public utilities and highways.
3. Restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

Markita Brown - 12-13⁻¹⁷ (SEAL)
MARKITA BROWN

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, a Notary Public of the State and County aforesaid, certify that **MARKITA BROWN, widow** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of December, 2017.

My commission expires: January 13 2018 Emily M Poole
Notary Public

Emily M Poole
Typed or Printed Name of Notary Public

