

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$400.00
Tax Map No.

Recording Time, Book and Page
Parcel Identifier No. 9873053777

MAD

Instrument Prepared By: Maitland & English Law Firm, without benefit of title examination for Grantor.

Mail after recording to: Grantee @ 891 Willow Dr, Suite 6, Chapel Hill, NC
27514

THIS DEED, made this 3rd day of May 2022, by and between

GRANTOR

JACOB B. DANIEL AND WIFE, CATHERINE T. DANIEL (MARITAL INTEREST ONLY)

GRANTEE

**CARLOS JIMINEZ XUTUC AND WIFE, NORMA CASTILLO, A MARRIED COUPLE,
AND COWAN L. GRIFFIN
Property Address: 2524 Old NC HWY 86
Hillsborough, NC 27278**

The designation of 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

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 ATTACHED EXHIBIT "A"

submitted electronically by "Maitland Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

All or a portion of the property hereinabove described was acquired by instrument recorded in Book 6402, Page 251, Orange County Registry.

THE PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR

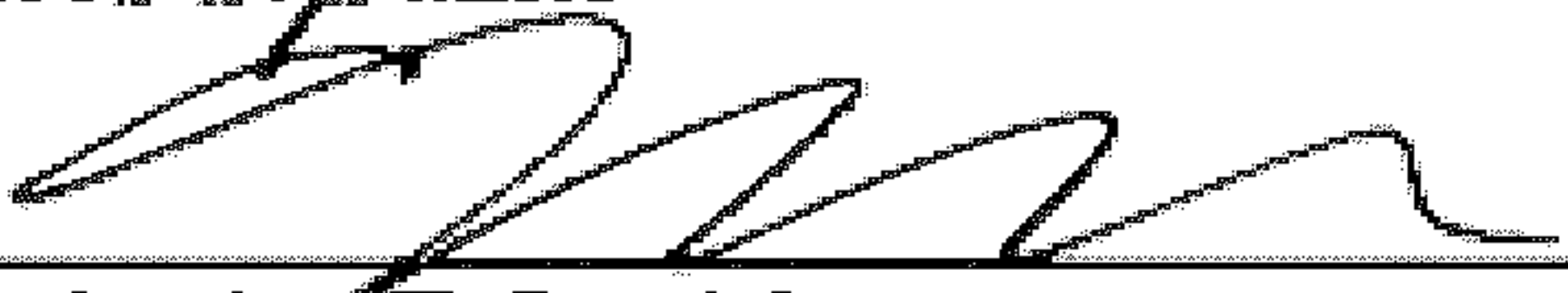
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the 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 except for the exceptions hereinafter stated. Title to the property herein conveyed is subject to the following exceptions:

- Subject to 2022 ad valorem taxes, and all easements, conditions and restrictions of record, if any

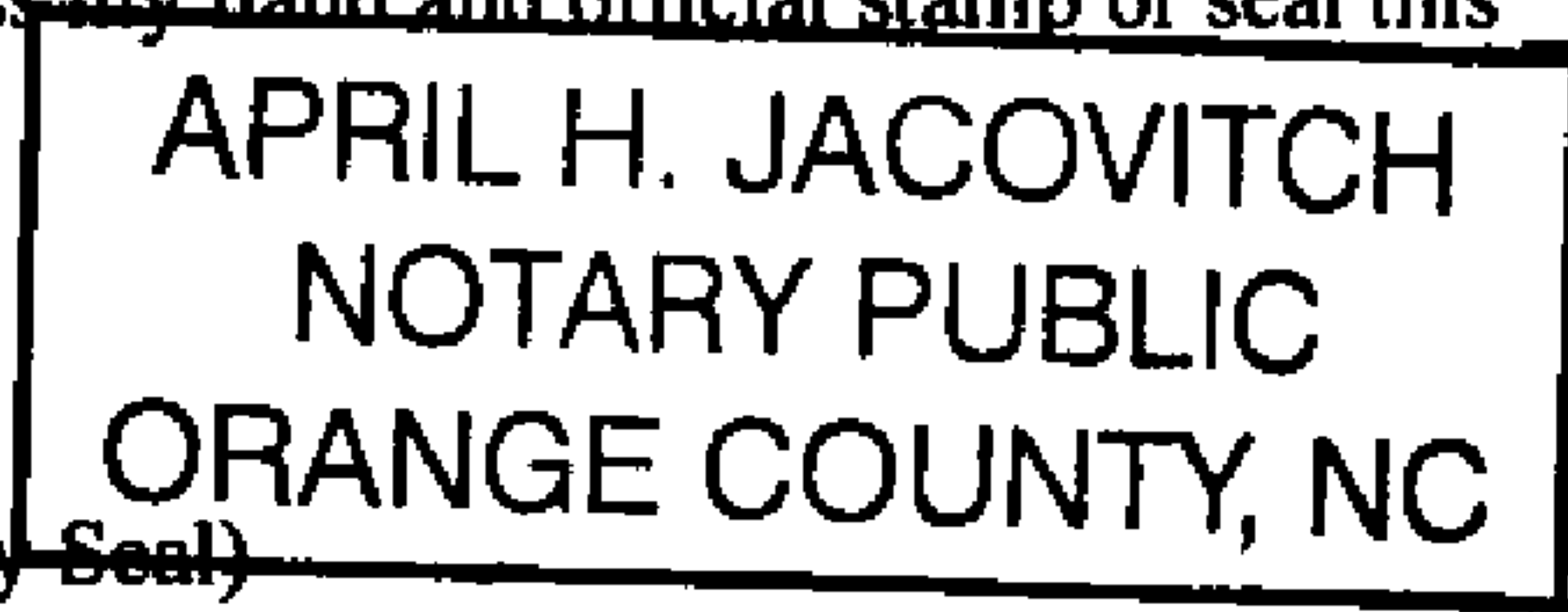
IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.


 _____ (seal)
Jacob B. Daniel


 _____ (seal)
Catherine T. Daniel

STATE OF North Carolina, COUNTY OF Caswell
 I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Jacob B. Daniel and Catherine T. Daniel.**

Witness my hand and official stamp or seal this 3rd day of May, 2022.

 (Notary Seal) April H. Jacovitch, Notary Public

My commission expires: 7-18-2023

EXHIBIT A

Legal Description for Property Commonly Known As
2524 Old NC HWY 86, Hillsborough, NC 27278
Our File Reference: 22 Xutuc-Castillo Purchase

LEGAL DESCRIPTION

Lying and being on the East side of N.C. Highway No. 86, two miles South of Hillsborough, 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."