

WAKE COUNTY, NC 25  
 CHARLES P. GILLIAM  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 12/11/2018 11:58:44  
 STATE OF NC REAL ESTATE  
 EXCISE TAX: \$840.00  
 BOOK:017313 PAGE:01523 - 01525

NORTH CAROLINA GENERAL WARRANTY DEED

Deed prepared by Jiwen F. Duan

Excise Tax: \$840

Real Estate ID 0270689, Parcel Identification No 1702948720

Brief Description for the Index: LO1 PROP JAMES BAILEY BM2000-1493

After recording, mail to: Grantee

THIS DEED made this 3rd day of December, 20 18, by and between

Glysil Properties LLC  
 GRANTOR

and

Taifa Duan  
 GRANTEE

Whose address is: 9504 Bluemont Ct, Raleigh, NC 27617

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.

WITNESSTH, that the Grantor, for \$420,000 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 Raleigh, Wake County, North Carolina and more particularly described as follows:

**Being all of Lot 1, containing 0.76 acres, more or less, as depicted on that certain plat and survey thereof entitled "Boundary Survey for James Bailey" dated 7/25/2000, by Southwind Surveying and Engineering, Inc., recorded in Book of Maps 2000, Page 1493, Wake County Registry.**

**Subject property has the address of 2810 Deer Cove Ln, Raleigh, NC 27610; and 2820 Deer Cove Ln, Raleigh, NC 27610.**

Above described property is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded on July 13, 2010 in Book 14000 Page 2253.

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:

Restrictive Covenants of record. Easements and rights of way record. Ad valorem taxes.

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

Glysil Properties LLC

Jiwen F. Duan (Seal)  
Jiwen F. Duan, Manager

State of North Carolina - County of Wake

I, Kirby L Pennix, (Notary Public's printed name), a notary public for the above state and county do hereby certify that Jiwen F. Duan, Manager of Glysil Properties LLC, personally appeared before me this day and acknowledged that he/she is the Manager of Glysil Properties LLC and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official seal, this 3<sup>rd</sup> day of December, 20 18.

[Signature]  
Notary Public

My Commission Expires: Dec 21, 2021

**KIRBY L PENNIX**  
Notary Public  
Caswell Co., North Carolina  
My Commission Expires Dec. 21, 2021





BOOK:017313 PAGE:01523 - 01525



---

**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

---

**Charles P. Gilliam  
Register of Deeds**

Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

3 # of Pages

*NT*