

Register of Deeds
Sharon A. Davis
Durham County, NC

11/23/2022 12:26:52PM

BT: OPR B: 9824 P: 226 Pages: 4

DEED - DEED

Fee: \$629.00 Excise Tax: \$603.00

INSTRUMENT #2022044676

Evelyn Hammel

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$603.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **158941**

Mail after recording to: GRANTEE

This instrument was prepared by: Marcus Becton, Esq.

THIS DEED made this 22nd day of November, 2022 by and between

GRANTOR

WILLIAM D. RAMSEY, JR. and wife, JAMIE R. RAMSEY

MAILING ADDRESS: PO Box 606 Townsville, NC 27584

FRANK D. RAMSEY and wife, DEBRA G. RAMSEY

MAILING ADDRESS: 83 Tillett Lane, Timberlake, NC 27583

GRANTEE

TMAC AUTO SALES & TINTING LLC, a North Carolina limited liability company

MAILING ADDRESS: 1506 E. Webb Ave., Burlington, NC 27217

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 and more particularly described as follows:

See Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by deed recorded in **Book 8384, Page 644, Durham County Registry**.

A map showing the above described property is recorded in **Book of Maps 91, Page 31, Durham County Registry** and referenced within this instrument.

The above described property **does/** **does not** include the primary residence of the Grantor.

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.

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

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Easements and restrictions of record
2. Ad valorem taxes for 2022 and thereafter

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

William D. Ramsey, Jr (SEAL)
WILLIAM D. RAMSEY, JR

Jamie R Ramsey (SEAL)
JAMIE R. RAMSEY

KEVIN J. WRIGHT
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 14, 2023

STATE: NC
COUNTY: Durham

I, Kevin J. Wright, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **WILLIAM D. RAMSEY, JR. and JAMIE R. RAMSEY**. Witness my hand and official stamp or seal, this the 22nd day of November, 2022.

My Commission Expires: 3-14-2023

Kevin J. Wright
Notary Public

Print Notary Name: Kevin J. Wright

KEVIN J. WRIGHT
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 14, 2023

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Frank D. Ramsey (SEAL)
FRANK D. RAMSEY

Debra G. Ramsey (SEAL)
DEBRA G. RAMSEY

KEVIN J. WRIGHT
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 14, 2023

STATE: NC
COUNTY: Durham

I, Kevin J. Wright, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **FRANK D. RAMSEY and DEBRA G. RAMSEY**. Witness my hand and official stamp or seal, this the 22nd day of November, 2022.

My Commission Expires: 3-14-2023

Kevin J. Wright
Notary Public

Print Notary Name: Kevin J. Wright

KEVIN J. WRIGHT
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 14, 2023

Exhibit "A"

Being all of that property shown on plat entitled "Property to be acquired by William D. Ramsey" as per plat and survey by William Jerry Autry, RLS, dated June 8, 1977 as recorded in Plat Book 91, at Page 31 of the Durham County Registry, to which plat reference is hereby made for a more particular description of same.