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Doc No: 30009979
Recorded: 10/28/2019 04:45:47 PM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$1,770.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6632 PG 1158 - 1161 (4)

Sandra Kim

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,770.00
Parcel Identifier 9864-91-5309 *W* Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Davis, Humbert & Jennings, PA
This instrument was prepared by: Ralph M. Hill, Jr.
Brief description for the Index: _____

THIS DEED made this ____ day of October, 2019, by and between

GRANTOR	GRANTEE
Larry W. Carroll, Jr.; Claudia C. Laws and husband, Glade Jefferson Laws; Marie C. Minnis a/k/a Betty Marie Minnis and husband, Dan P. Minnis	Nghi Duc Nguyen, a single person and Chinh Trung Nguyen, a single person 1783 S. Main Street Laurinburg, North Carolina 28352

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 City of Hillsborough, Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

For property description reference is hereby made to "Exhibit A" attached hereto and made a part hereof.

Property herein described IS NOT Grantor's principal residence.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____ at Page _____, Orange County. A plat showing the above described property is recorded in Plat Book ____ at page _____, Orange County Registry. See Estate of Betty C. Carroll - Orange County Estate File 16E583.

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:

2019 Ad Valorem Taxes, restrictions, easements and rights of way of record pertaining to the property herein described.