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Bk:RB6392 Pg:428
11/20/2017 10:26:46 AM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1676.00

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9888-28-5871 RKB

This instrument prepared by: James S. Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

HOLD FOR: Warren Shackleford, Attorneys, P.L.L.C.

PREPARED BY and RETURN TO: Warren Shackleford, Attorneys, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: _____ REVENUE STAMPS \$ 1,676.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 16th day of November, 2017 by and between:

GRANTOR: NASH WAGNER HEIRS FAMILY LIMITED PARTNERSHIP

GRANTEE: GLEN TELLEFSEN AND JOHN TATE

11905 Shooting Club Road Raleigh NC 27613

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF ORANGE

BEING all of that 221.19 acres on plat entitled "Property Surveyed for Nash Wagner Heirs" a copy of which is recorded in Plat Book 83, Page 187, Orange County

The above property was acquired by Grantor by instrument recorded in Book 1677, Page 419.

All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.



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 title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property against the lawful claims of all others except for the exceptions set out below.

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

- 1. Subject to matters a recent survey would reveal.
- 2. Subject to Easements and Restrictions of record which may include an obligation to pay assessments.
- 3. Subject to the right of way of Hawkins Road.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

NASH WAGNER HEIRS FAMILY LIMITED PARTNERSHIP

By: Naoma W. Crabtree (SEAL)
Naoma W. Crabtree, General Partner

STATE OF North Carolina, COUNTY OF Davidson

I, Matthew Copley, a Notary Public for the County of Davidson State of North Carolina, certify that Naoma W. Crabtree personally appeared before me this day and acknowledged that she is General Partner of **Nash Wagner Heirs Family Limited Partnership, a North Carolina Limited Partnership** and that by authority duly given, the foregoing instrument was signed by her in the Partnership name as the act of the Partnership.

Witness my hand and official stamp or seal, this the 16th day of November, 2017.

Matthew Copley
Notary Public

My Commission Expires: 12/18/20

