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RP

BK 6776 PG 270 - 271 (2) DOC# 30070079
This Document eRecorded: 04/05/2022 12:32:54 PM
Fee: \$26.00 Tax: \$1,250.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by TERESA L. CECIL

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1250.00
Parcel Identifier No. 9874-70-7861 Verified by AB County on the ___ day of _____, 20__
By: _____

This instrument was prepared by: **Kendall H. Page (JSM) without title examination**
Mail to: Grantee

Brief Description for the Index: Lot 9D, Ticon Prop

THIS DEED made this 18th day of March, 2022, by and between

GRANTOR	GRANTEE
<p>The PLJ Group II, Inc. A North Carolina Corporation</p>	<p>Hunter Beattie, married 404 Morgan Creek Road Chapel Hill, NC 27517</p>

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 ORANGE County, North Carolina and more particularly described as follows:

Being all of Lot 9D, containing 0.956-acres, as shown on map entitled "Property Surveyed for Ticon Properties" and recorded in Plat Book 102, Page 190, Orange County Registry, to which plat reference is made.

Parcel: 9874-70-7861

Property Location: 407 Meadowlands Drive Hillsborough, NC 27278

Above-described property ___ was or _XXX_ was not the primary residence of Grantor(s).

submitted electronically by "Kendall H. Page, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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 claim of all persons whomever. Title to the property hereinabove described is subject to the following exceptions: ad valorem taxes for the current year (prorated through the date of Settlement; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. By executing this Deed, the Grantor acknowledges that this document has been prepared solely for the transfer of title from the Grantor to the Grantee. Furthermore, Grantor acknowledges that it is not being represented by the preparer of this document in the closing of this sale.

THE PLJ GROUP II, INC..

Perry L. Jeffries (SEAL)
By: PERRY L. JEFFRIES, President

State of NC - County of Durham

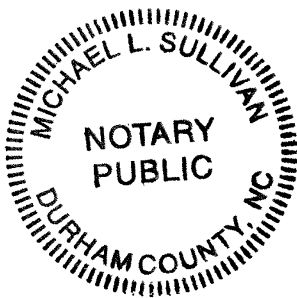
I, Michael L. Sullivan, a Notary Public, hereby certify that PERRY L. JEFFRIES personally came before me this day and acknowledged that he is PRESIDENT of THE PLJ GROUP II, INC, a North Carolina corporation, and that he as President, being so authorized to do so, executed the foregoing on behalf of the corporation

Witnessed my hand and official seal, this the 20 day of March, 2022.

My Commission Expires: 4 May 17, 2024

Michael L. Sullivan
Notary Public

(Place Stamp/Seal to the right hereof)



The foregoing Certificate(s) of _____ is/ are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/ Assistant - Register of Deeds