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**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,400.00

Parcel Identifier: 9822-80-3542 (Tract "B") and 9822-81-4391 (Tract "C") *m*

Mail/Box to: Grantee

This instrument was prepared by: Thomas R. Holt, Attorney (without benefit of title examination)

Brief description for the Index: Tracts B & C, Property Surveyed for Mike Godfrey

THIS DEED made effective as of the 7 day of September, 2021, by and between

GRANTOR	GRANTEE
MATTHEW O. CASE, a/k/a Matt Case, and spouse, SUZANNE E. CASE (formerly Suzanne Engler)	JASON ISRAEL KLAITMAN and spouse, ALISON CUMMING KLAITMAN
8054 Scenic Trail Chapel Hill, NC 27516	4705 Nicks Road Mebane, NC 27302

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land, or condominium unit situated in Orange County, North Carolina, and more particularly described as follows:

**See Exhibit A attached and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2367, Page 428, and in Book 2032, Page 491.

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

A map showing the above -escribed property is recorded in Plat Book 84, Page 194.

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:

Ad valorem taxes for 2021 and subsequent years, easements, restrictions and rights of way of record, and matters shown on Plat Book 84, Page 194, Orange County Registry.

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

[Signature] (Seal)  
Matthew O. Case, a/k/a Matt Case

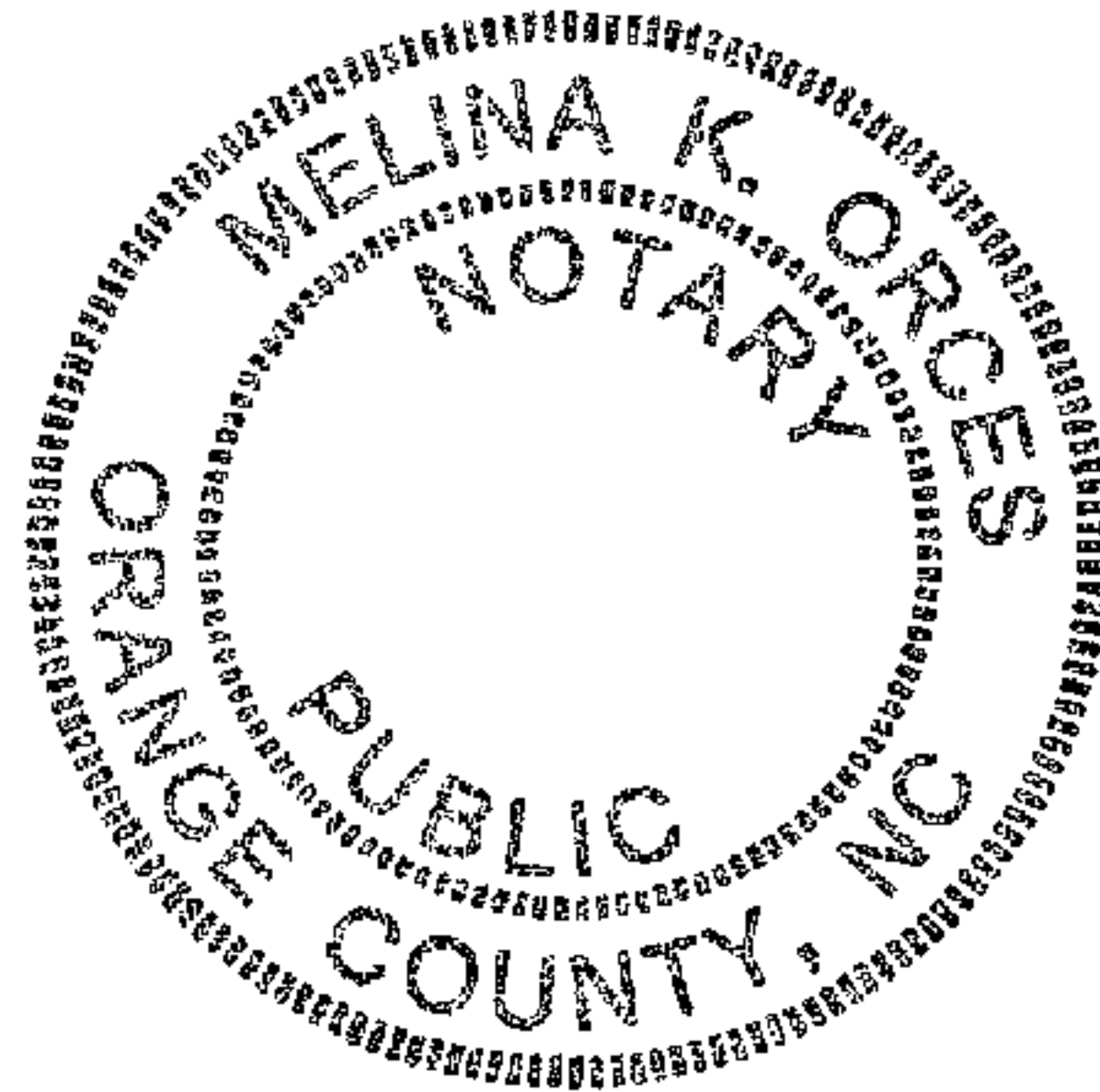
[Signature] (Seal)  
Suzanne E. Case

Orange County, North Carolina

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Matthew O. Case, a/k/a Matt Case

Date: September 7, 2021

(Affix Official Seal below)



[Signature]  
Official Signature of Notary Public

Print Name: melina k Orjes

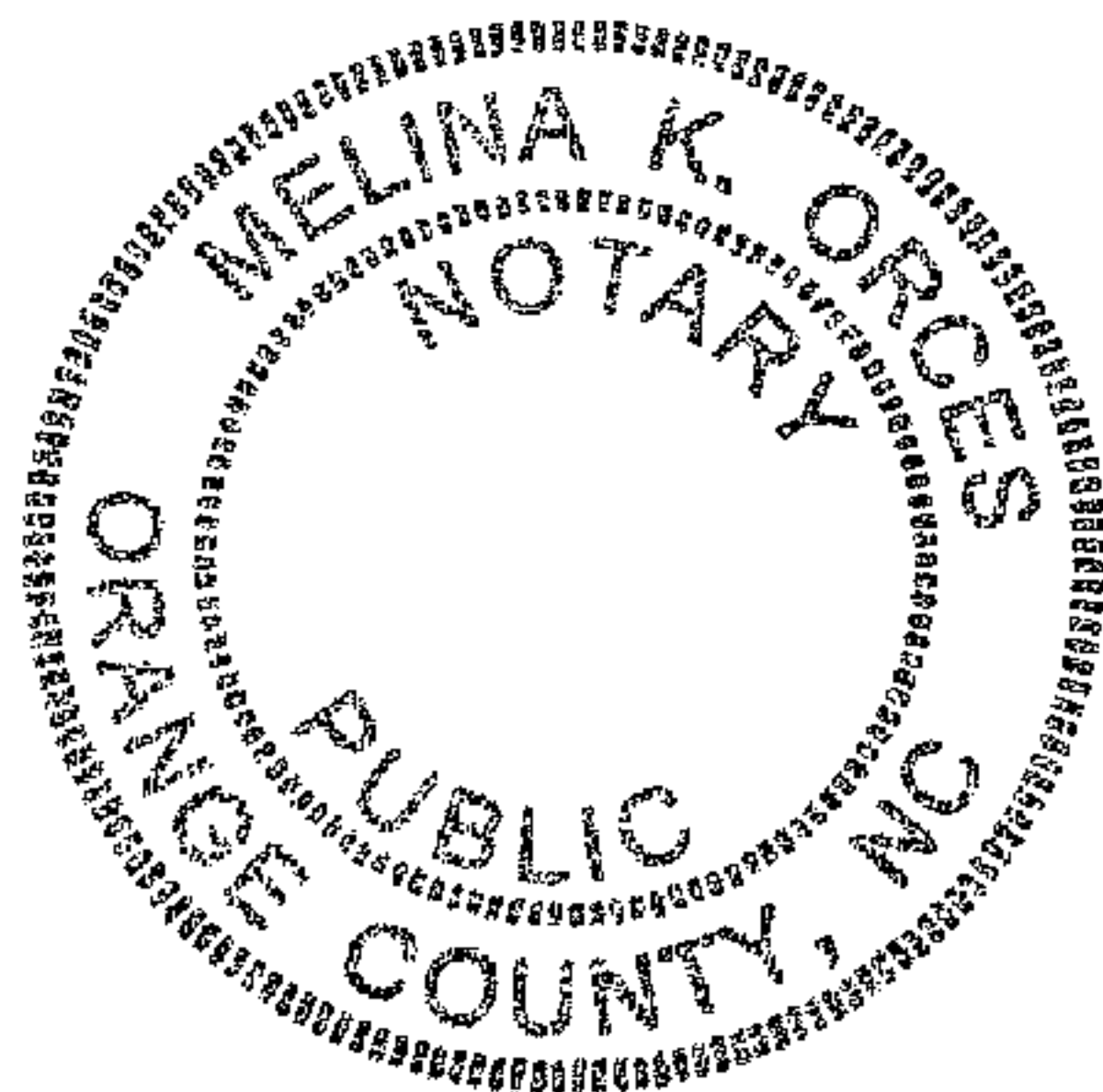
My commission expires: 8/15/2022

Orange County, North Carolina

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Suzanne E. Case

Date: September 7, 2021

(Affix Official Seal below)



[Signature]  
Official Signature of Notary Public

Print Name: melina k Orjes

My commission expires: 8/15/2022

## EXHIBIT A

TRACT ONE:

BEING ALL of that 20.71 acre TRACT "B", according to the plat and survey entitled, "PROPERTY SURVEYED FOR MIKE GODFREY", recorded in Plat Book 84, Page 194, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

PIN: 9822-80-3542

TRACT TWO:

BEING ALL of that 28.41 acre TRACT "C", according to the plat and survey entitled, "PROPERTY SURVEYED FOR MIKE GODFREY", recorded in Plat Book 84, Page 194, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

PIN: 9822-81-4391