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JAA

BK 6783 PG 2197 - 2198 (2) DOC# 30073523
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Fee: \$26.00 Tax: \$400.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by JESSICA HAGER

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 400.00

Parcel Identifier No. **9844083922** Verified by JAA County on the ___ day of _____, _____
By: _____

This instrument was prepared by: **The McCall Law Firm, PC**- 2626 Glenwood Ave, Suite 390, Raleigh, NC 27608
Mail/Box to: Grantee - 5026 US Hwy 70 W, Efland, NC 27302
Brief description for the Index: Lot 4, Enoch and McCulley Lands

THIS DEED made this 2nd day of June, 2022, by and between

GRANTOR	GRANTEE
<p>McCoys Temple United Holy Church Inc. A NC Non Profit Corporation PO BOX 428 Efland, NC 27243</p>	<p>Donald H Avalos Chavez and spouse, Ivania Madai Urrutia Amaya 5026 US Hwy 70 W Efland, NC 27302</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 the Township of , City of **Efland, Orange County, North Carolina** and more particularly described as follows:

Beginning at the northwest corner of the Lot No. 3 on the South Side of Highway 70, running thence North 78 degrees, West 283 feet to Lot No. 5; thence with Lot No. 5 South 300 feet to the line of the NC Railway Right of Way; thence with said Right of Way, South 80 deg. East 283 feet to the southwest corner of Lot NO. 3; thence with said Lot North 298 feet to the beginning; containing two acres more or less and known as Lot No. 4 of the Enoch and McCulley lands
Parcel ID: 9844083922
Property Address: 5026 US Hwy 70 W, Efland, NC 27302

This property is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 4082, Page 312, Orange County Registry.**

Submitted electronically by "The McCall Law Firm, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

A map showing the above described property is recorded in __, __ Orange County Registry.

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:

1. 2022 ad valorem real property taxes and subsequent years;
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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.

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

By: James M. English
 James English
 Title: Trustee/Signatory

SEAL-STAMP State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that James English personally came before me this day and acknowledged that he is the Trustee/Signatory of McCoys Temple United Holy Church Inc, a North Carolina Non Profit corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 2nd day of June, 2022.

My Commission Expires:
02/20/2027

Troy S
Notary Public

Printed Name: Troy Schultingkemper

Troy Schultingkemper NOTARY PUBLIC Wake County North Carolina My Commission Expires February 20, 2027
