



20170913000183050 DEED  
Bk:RB6363 Pg:499  
09/13/2017 11:08:28 AM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co. NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1320.00

*JAS*

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,320.00

Parcel Identifier No. 0808-21-8709 Verified by *B* County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Jonathan T. Sizemore, Attorney, Adams, Howell, Sizemore & Lenfestey, P.A.  
Delinquent taxes, if any, to be paid by the closing attorney upon disbursement of closing proceeds.

Brief description for the Index: Tract 1-A, Plat Book 92, Page 108

THIS DEED made this 12<sup>th</sup> day of September, 2017, by and between

GRANTOR	GRANTEE
<p>Paws and Claws Pet Inn, LLC, A North Carolina limited liability company, (a/k/a Paws &amp; Claws Pet Inn, LLC)</p> <p>79 S. Old Lantern Rd. Timberlake, NC 27583</p>	<p>K9 R&amp;R Pet Retreat LLC, A North Carolina limited liability company</p> <p>5725 Normans Road Rougemont, NC 27572</p>

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

**Being all of Tract 1-A, containing 5.76 Acres total on that map entitled "Recombination Property Surveyed for Patricia Williford" as depicted in Plat Book 92, Page 108, Orange County Registry.**

\_\_\_\_\_ If checked, this property is the principal residence of the Grantor.

Submitted electronically by Adams Howell Sizemore and Lenfestey - Cary in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3281, Page 559.

A map showing the above described property is recorded in Plat Book Plat Book 92 Pages 108.

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:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2017 Orange County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

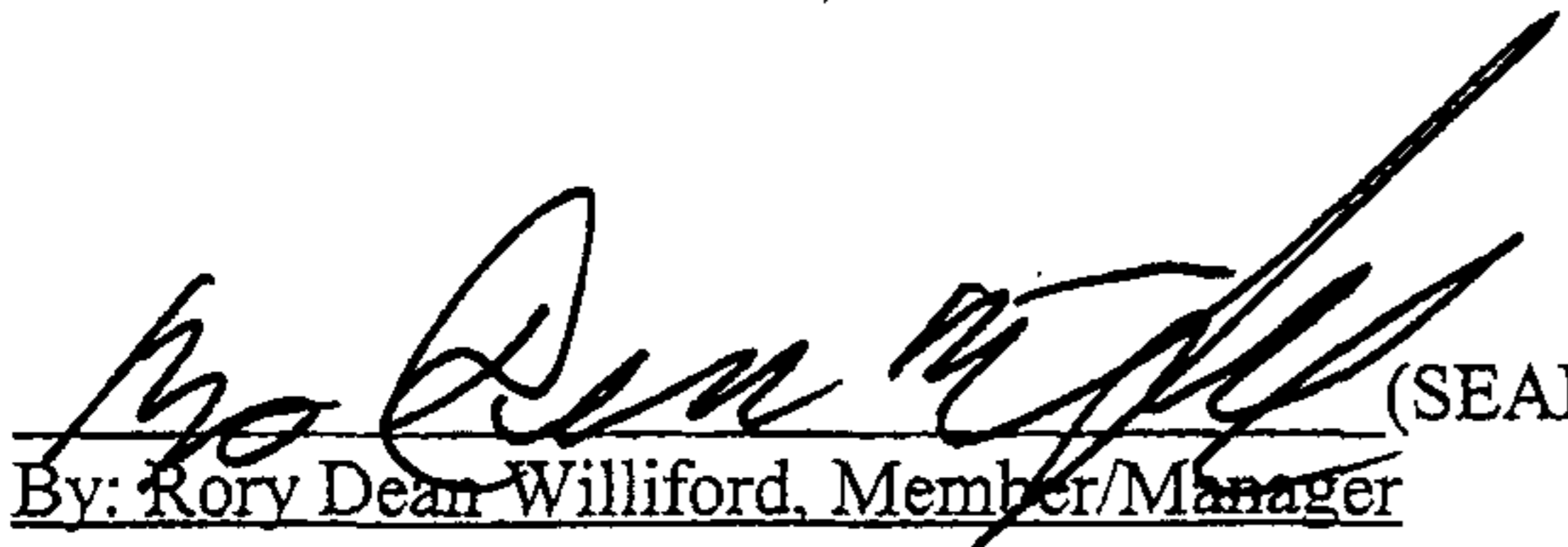
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Grantor(s):

Paws and Claws Pet Inn, LLC (a/k/a Paws & Claws Pet Inn, LLC)

 (SEAL)

By: Patricia R. Williford, Member/Manager

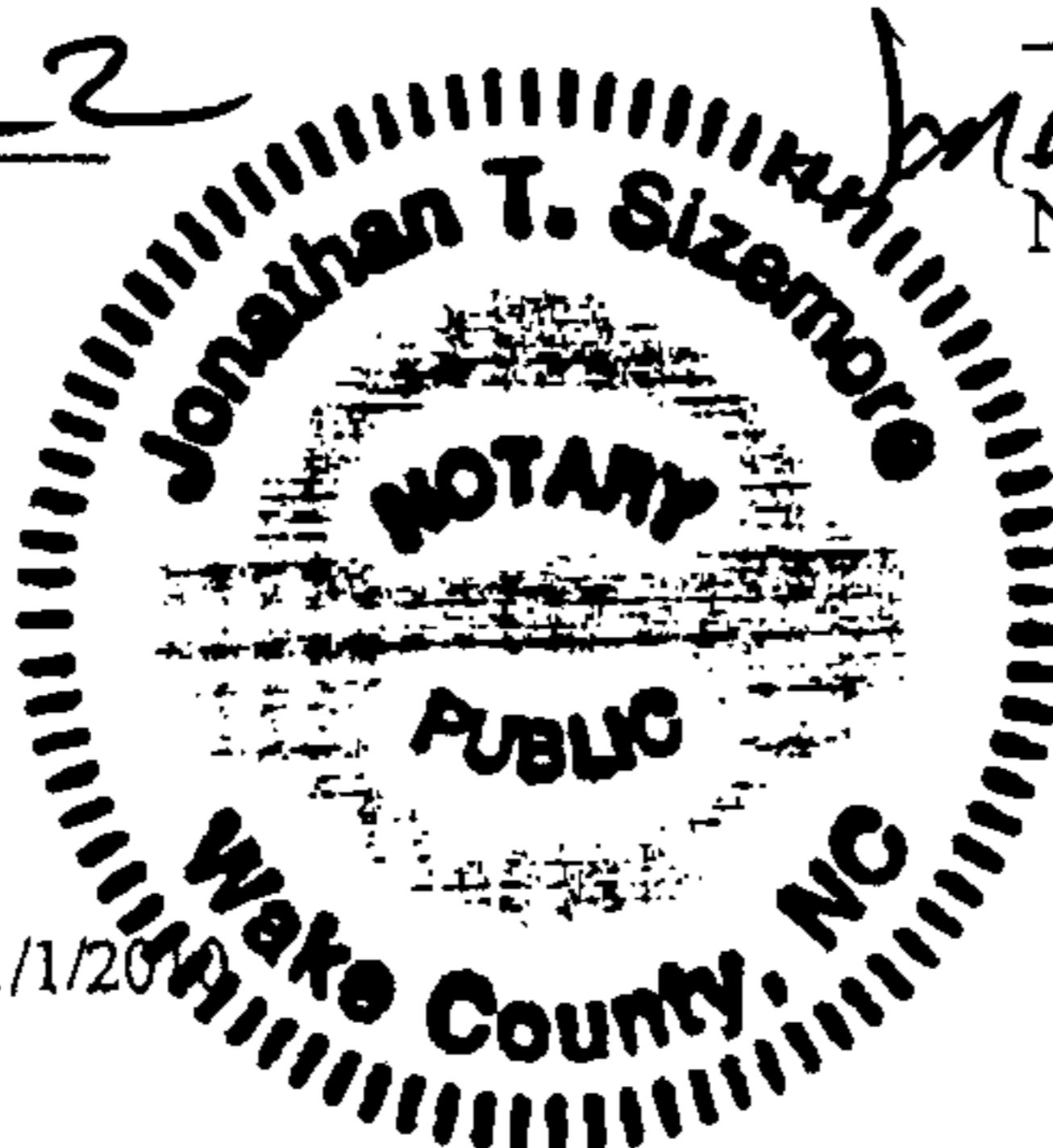
 (SEAL)  
By: Rory Dean Williford, Member/Manager

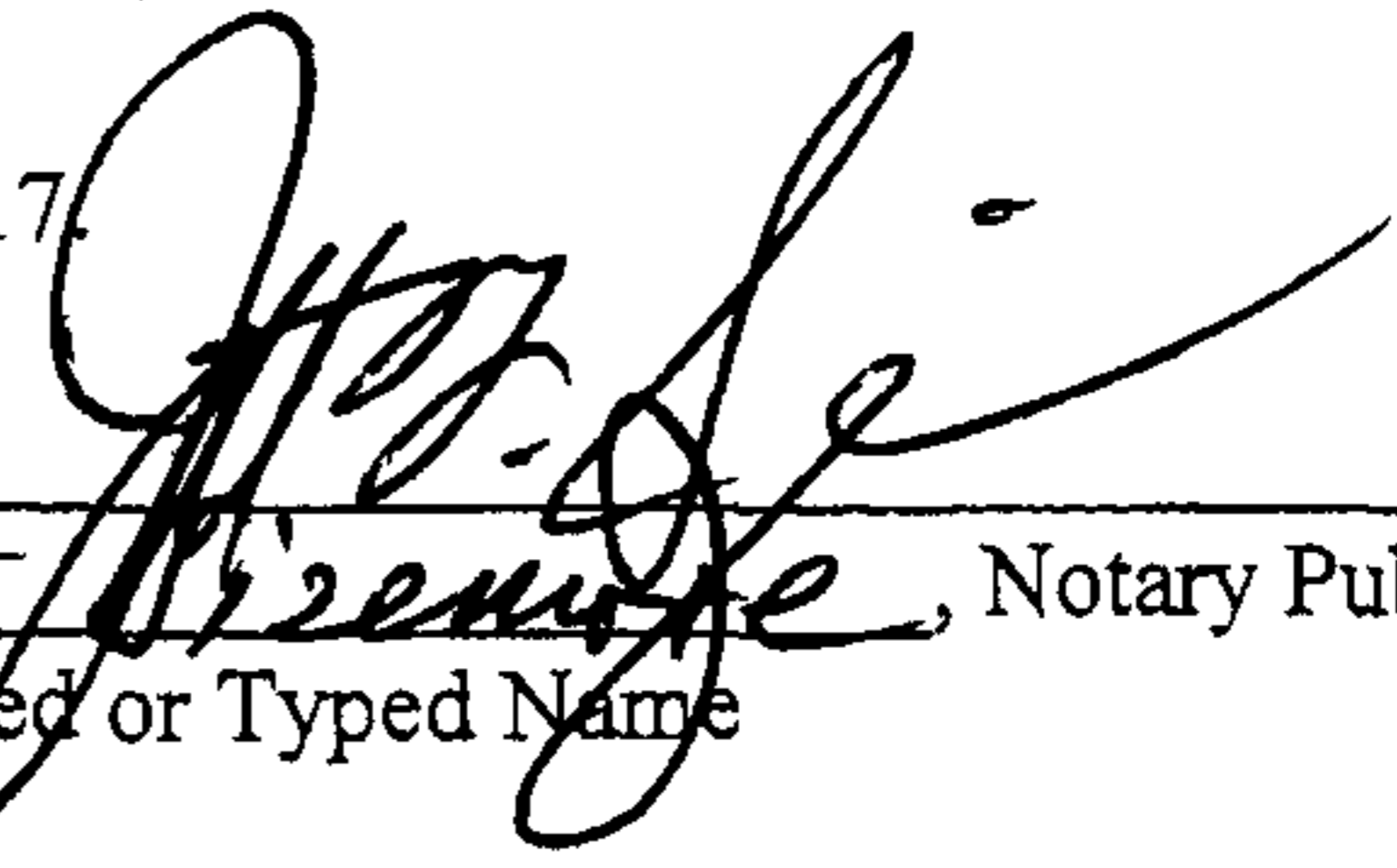
State of North Carolina  
County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Patricia R. Williford and Rory Dean Williford personally appeared before me this day and acknowledged that they are Member/Managers of Paws and Claws Pet Inn, LLC, a North Carolina limited liability company, (a/k/a Paws & Claws Pet Inn, LLC), and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial stamp or seal this 12 day of September, 2017.

My Commission Expires: 6/27/22  
(Affix Seal)



  
Notary's Printed or Typed Name

