

36488
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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$312.00
Parcel Identifier No. 9788063473 Verified by YAC County on the _____ day of _____, 20____
By: _____

Mail/Box to: Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707

This instrument was prepared by: Lockamy Law Firm, PA, 3130 Hope Valley Road, Durham, NC 27707

Brief description for the Index: Parcel ID(s): 9788063473.

THIS DEED made this 5th day of September, 2021, by and between

GRANTOR	GRANTEE
Kerry Watson and Joanne Watson, a married couple and Collin Watson, an unmarried person 102 Brookstone Court Chapel Hill, NC 27514	British Luck, LLC, a North Carolina Limited Liability Company 102 Brookstone Court Chapel Hill, NC 27514

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 the City of Carrboro, Carrboro City, Orange County, North Carolina and more particularly described as follows:

BEING all of Lot 1, containing 2,268 square feet (.05 acres) as shown on the plat and survey thereof recorded in Plat Book 110, Page 18, Orange County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6681 page 1026.

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

A map showing the above described property is recorded in Plat Book 110 page 18.

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.

**Submitted electronically by "Lockamy Law Firm, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.**

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:

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

(Entity Name)

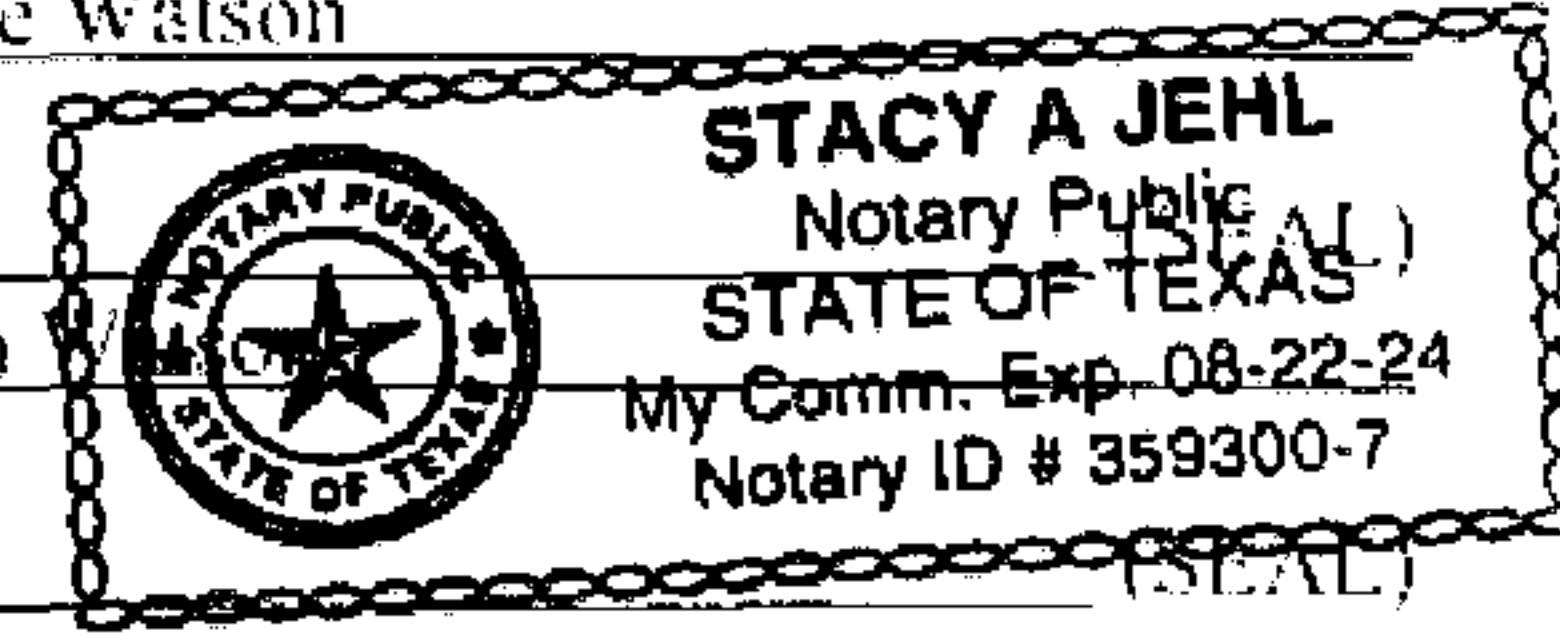
Print/Type Name: Kerry Watson (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: Joanne Watson (SEAL)

By: Stacy A. Jehl
Print/Type Name & Title: Stacy A. Jehl

[Signature]
Print/Type Name: Collin



By: _____
Print/Type Name & Title: _____

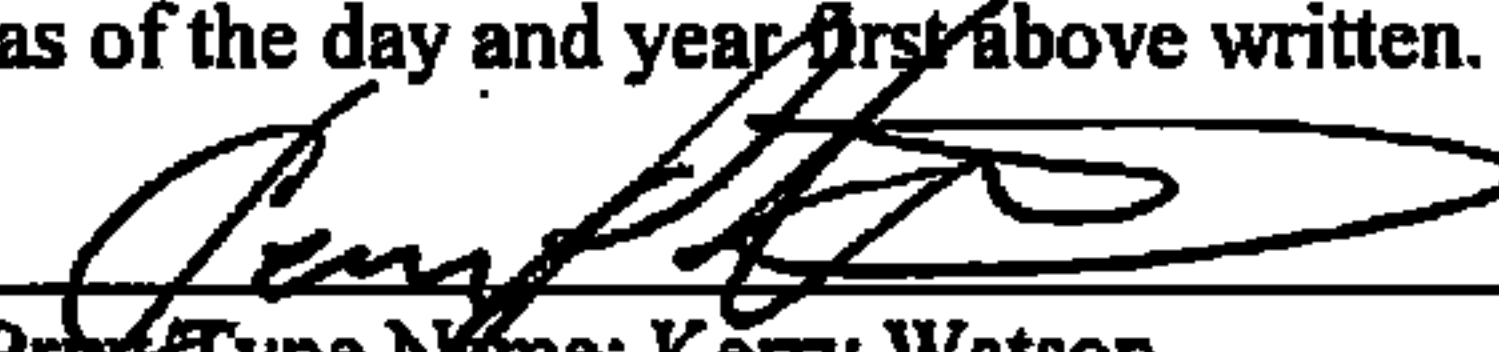
Print/Type Name: _____ (SEAL)

**REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.
NOTARY ACKNOWLEDGEMENT PAGE TO FOLLOW**

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:

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

(Entity Name)

 _____ (SEAL)
Print/Type Name: Kerry Watson

By: _____
Print/Type Name & Title: _____

 _____ (SEAL)
Print/Type Name: Joanne Watson

By: _____
Print/Type Name & Title: _____

Print/Type Name: Collin Watson

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____

**REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.
NOTARY ACKNOWLEDGEMENT PAGE TO FOLLOW**

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Kerry Watson

Date: _____

_____, Notary Public

Notary's Printed or Typed Name

My commission expires: _____

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Joanne Watson

Date: _____

_____, Notary Public

Notary's Printed or Typed Name

My commission expires: _____

State of TEXAS
County of Dallas

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

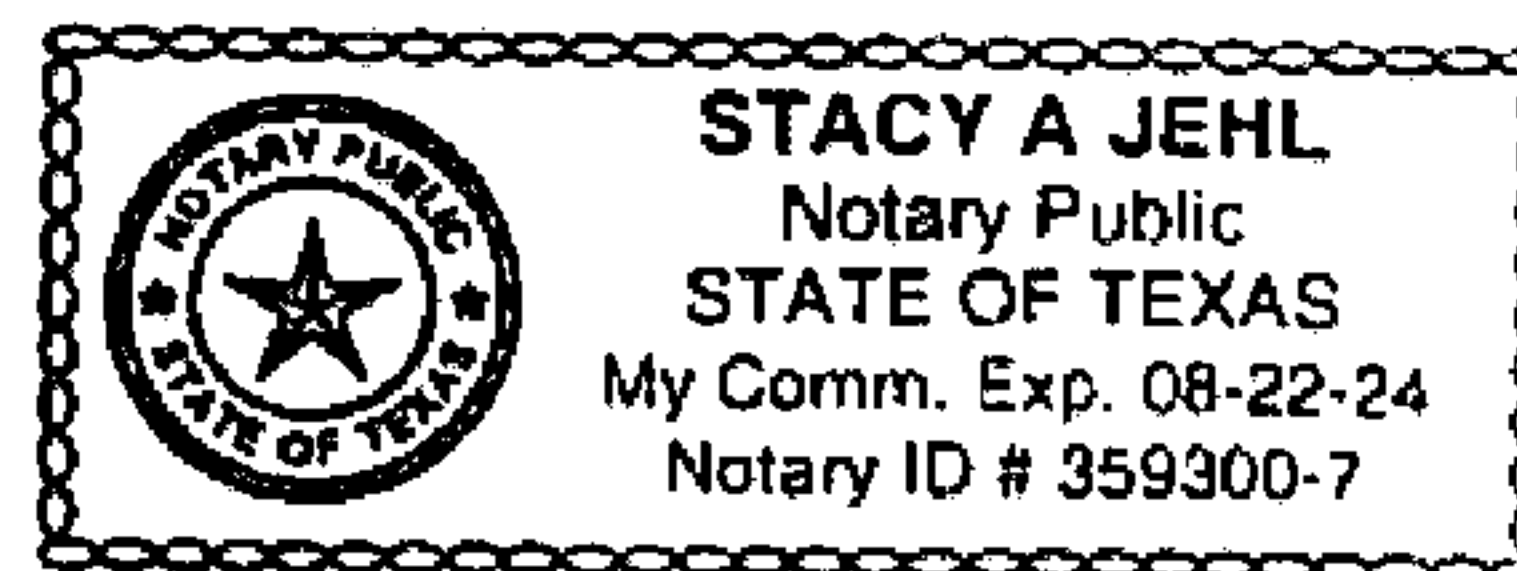
Collin Watson

Date: Sept. 3, 2021

Stacy A. Jehl, Notary Public

Stacy A. Jehl
Notary's Printed or Typed Name

My commission expires: 8-22-24



State of NC
County of Durham

(Official/Notarial Seal)

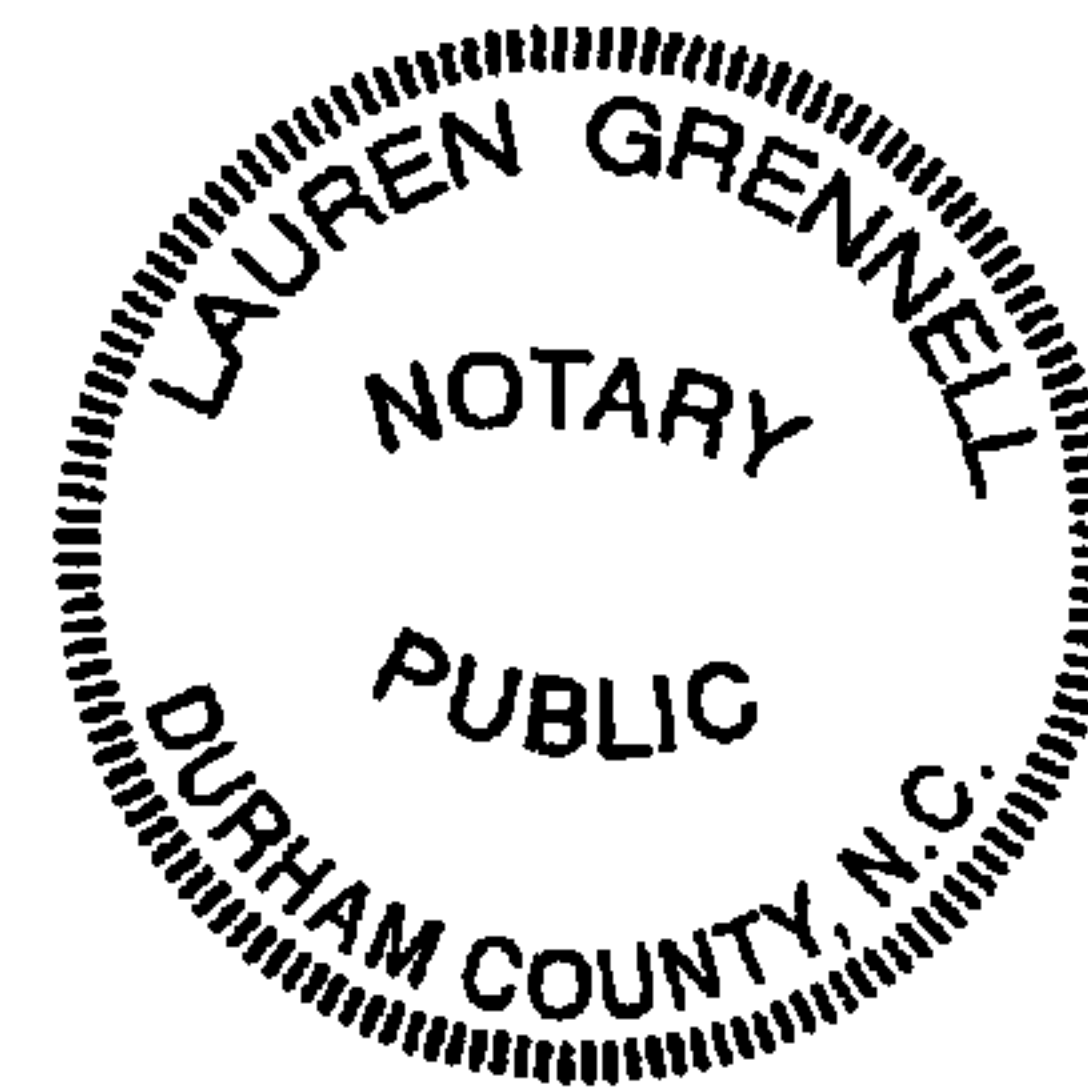
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Kerry Watson

Date: 4-3-21

Lauren Grennell, Notary Public
Lauren Grennell
Notary's Printed or Typed Name

My commission expires: 11-19-24



State of NC
County of Durham

(Official/Notarial Seal)

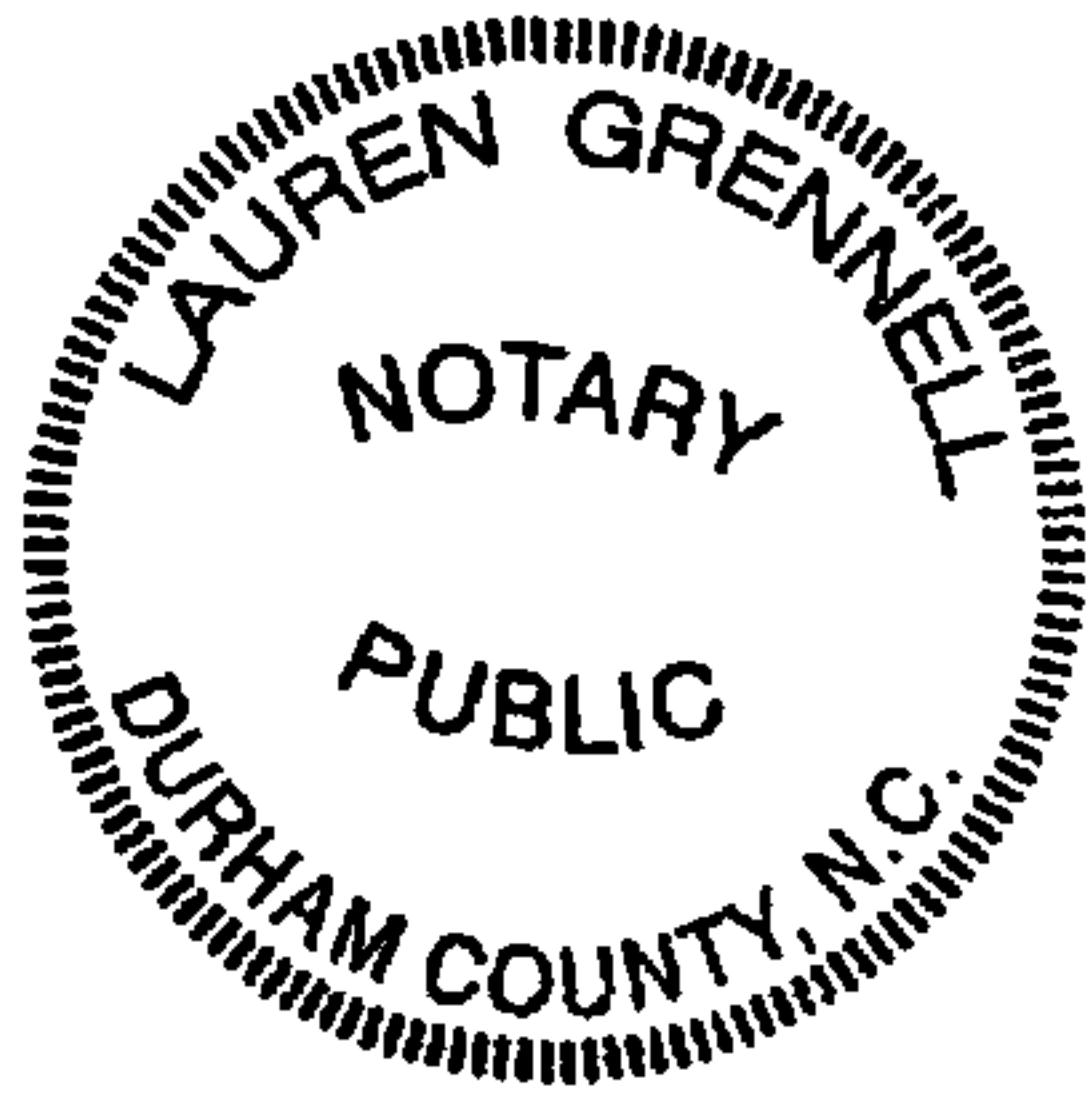
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Joanne Watson

Date: 4-3-21

Lauren Grennell, Notary Public
Lauren Grennell
Notary's Printed or Typed Name

My commission expires: 11-19-24



State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Collin Watson

Date: _____

_____, Notary Public

Notary's Printed or Typed Name

My commission expires: _____