

51639  
CST

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$750.00

Parcel Identifier No: 9788210649 *M*

Mail/Box to: Grantee Tryon Title Agency LLC

This instrument was prepared by: W. Samuel Weathers, A NC Licensed Attorney, 720-A, W. Hargett St, Raleigh, NC 27603

*Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief description for the Index: **Pt Lts 1-4 Blk D J E Smith**

THIS DEED is made on the date set forth below in the acknowledgment hereof by and between:

GRANTOR	GRANTEE
<p>Shelly K Reams, and spouse Kevin P Speer</p> <p>301 Fayetteville St., Unit 3214 Raleigh, NC 27601</p>	<p>Knowehead Group LLC, a North Carolina limited liability company</p> <p>440 N Barranca Ave #4228 Covina, CA 91723</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:

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

**Parcel ID # 9788210649**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6557, Page 466, Orange County Registry.

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

A map showing the above-described property is recorded in Plat Map 69, Page 143, Orange County Registry.

*Submitted electronically by W. Samuel Weathers Attorney at Law 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 claims of all persons whomsoever, other than the following exceptions:

- 1. All easements, restrictions and encumbrances of record;
- 2. Ad Valorem taxes for current year and subsequent years.

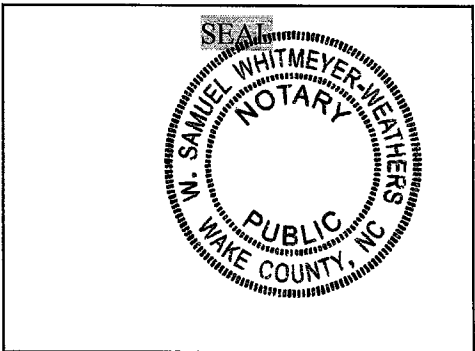
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year acknowledged below.

(X) *Shelly K Reams* (seal)  
 Shelly K Reams

(X) *Kevin P Speer* (seal)  
 Kevin P Speer

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Shelly K Reams personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20 day of October, 20 22.



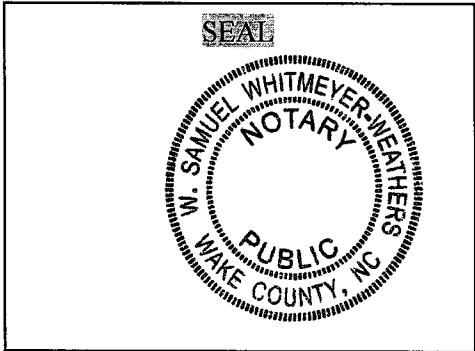
Notary Signature: *W Samuel Whitmeyer-Weathers*

Notary Printed Name: W Samuel Whitmeyer-Weathers

My Commission Expires: 04/03/2023

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Kevin P Speer personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20 day of October, 20 22.



Notary Signature: *W Samuel Whitmeyer-Weathers*

Notary Printed Name: W Samuel Whitmeyer-Weathers

My Commission Expires: 04/03/2023

**EXHIBIT "A"**

ALL those certain lots or parcels of land situated, lying and being at the Northeastern intersection of Coolidge and Dawes Streets and a short distance South of the Town of Chapel Hill, N.C., and more particularly described as:

BEGINNING at a stake in the said intersection and running thence along the East property line of Dawes Street North 3 degrees 45 minutes East 175.7 feet to a stake in the South line of a 10 foot alley; running thence with the line of said alley South 84 degrees 40 minutes east 104.4 feet to a stake; running thence 5 degrees 10 minutes West 175.6 feet to a stake in the North property line of Coolidge Street; running thence along the North property line of the said street North 84 degrees 40 minutes West 100 feet to the beginning, and being part of Lots No. 1, 2, 3 and 4, in Book D of the J.E. Smith Property,

And being all of that certain parcel of property conveyed to Shelly K. Reams and Kevin P. Speer in the deed recorded in Book 6557 Page 466 Orange County Registry.

YOUNG.DAWES

905,907,909 Dawes St, Chapel Hill, NC 27516