

BK 4294 PG 880 - 881

This instrument prepared by: Browning Law Firm, PLLC,
a licensed North Carolina attorney,
Delinquent taxes, if any, to be paid by the
closing attorney to the County Tax Collector
upon disbursement of closing proceeds.

SPECIAL WARRANTY DEED

Excise Tax: \$900.00

Tax Parcel ID No. 148011 PIN 8885138103

Verified by _____ County

on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee: 3310 N. Roxboro St. Durham, NC 27704

This instrument was prepared by: William W. Browning, Atty (22-002)

Brief description for the Index: _____

THIS DEED, made this the 19th day of January, 2022, by and between

GRANTOR: EUGENE DEANGELO and wife LENIANN DEANGELO

whose mailing address is 28 Yardley Ct. Glen Rock, NJ
(herein referred to collectively as **Grantor**) and

GRANTEE: Y & N INVESTMENT GROUP, LLC, a North Carolina Limited Liability Company

whose mailing address is 3310 N. Roxboro St. Durham, NC 27704
(herein referred to collectively as **Grantee**) and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Burlington, County of Alamance, State of North Carolina, more particularly described as follows:

LYING on the southern side of North Church Street, containing 0.857 acres, more or less, and being all of Lot 1 of PINEHAVEN SUBDIVISION as per plat and survey thereof now on file in Plat Book 44 at Page 101 in the Office of the Register of Deeds of Alamance County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 2163 N. Church Street.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2608, Page 325, and being reflected on plat(s) recorded in Plat Book 44, page 101.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Revised December 17, 2009

This sample form provided as a service to the grantor/grantee.

Drafting legal instruments which convey an interest in real property is the practice of law by statute (NCGS 84-2.1).

Submitted electronically by "Browning Law Firm, PLLC"

in compliance with North Carolina statutes governing recordable documents

and the terms of the submitter agreement with the Alamance County Register of Deeds.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations:

All easements, restrictions and other matters of record and 2022 ad valorem taxes and beyond.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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


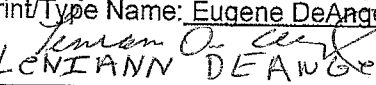
(Entity Name)

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____


EUGENE DE ANGELO (SEAL)
 Print/Type Name: Eugene DeAngelo

LENIANN DEANGELO (SEAL)
 Print/Type Name: Leniann DeAngelo
 _____ (SEAL)
 Print/Type Name: _____
 _____ (SEAL)
 Print/Type Name: _____

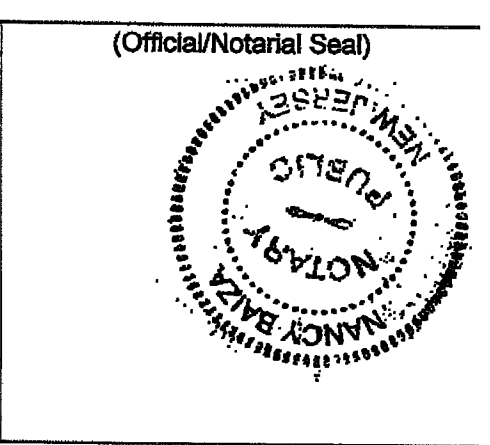
State of New Jersey
County of Bergen

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:
EUGENE DEANGELO and LENIANN DEANGELO

_____ [insert name(s) of principal(s)].

Date: 1/24/22

Nancy Baiza Notary Public
Notary's Printed or Typed Name
Notary Public of New Jersey
Commission ID# 2457756
Commission Expires 4/25/23



State of _____
County of _____

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:

_____ [insert name(s) of principal(s)].

Date: _____

_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires: _____

