

BR
MB



20170201000021520 DEED
Bk:RB6258 Pg:575
02/01/2017 01:56:13 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$510.00

MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 510.00

Parcel Identifier No 9886-31-0966 Verified by [Signature] County on the _____ day of _____

This instrument was prepared by: **BAGWELL HOLT SMITH P.A. (without benefit of title examination)**

Grantee's address (return to): 1869 Stratton Circle, Walnut Creek, CA 94598

THIS DEED is made this 27 day of January, 2017, by and between:

GRANTOR

GRANTEE

TIMOTHY P. MALIA and spouse,
REBECCA E. MALIA

CHRISTOPHER CLYDE FIELDS and
TRACY MOHR PORTER

1869 Stratton Circle
Walnut Creek, CA 94598

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 **Orange County**, North Carolina and more particularly described as follows:

BEING ALL OF LOT 12, containing 12.92 acres, more or less, according to a survey entitled "Lots 11-12 The Preserve at Hawk View", dated 10-12-16, prepared by R.S. Jones & Associates, Inc., recorded in Plat Book 116, Page 141, Orange County Registry, to which plat reference is hereby made for a more particular description.

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

Timothy P. Malia (SEAL)
TIMOTHY P. MALIA

Address: 1910 E Chapman Ct
Hillsborough NC 27278

Rebecca E. Malia (SEAL)
REBECCA E. MALIA

Address: 1910 E Chapman Ct.
Hillsborough, NC 27278

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

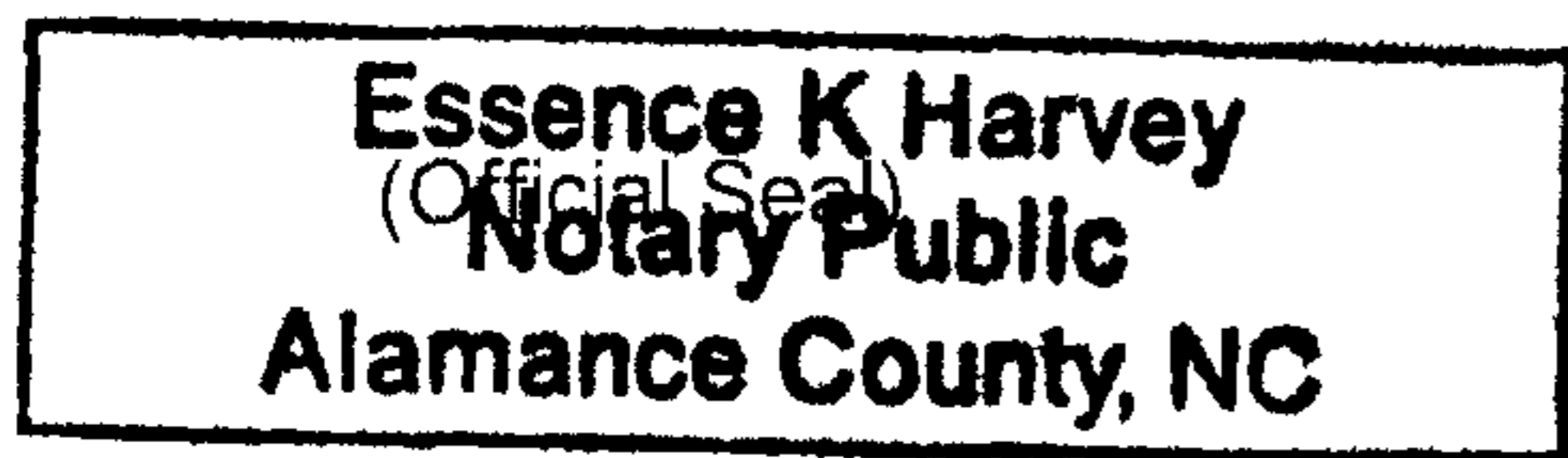
The property conveyed herein ___ includes ✓ does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

Orange County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **TIMOTHY P. MALIA**

Date: January 27, 2017

Essence K. Harvey
Essence K. Harvey Notary Public
Printed Name of Notary Public



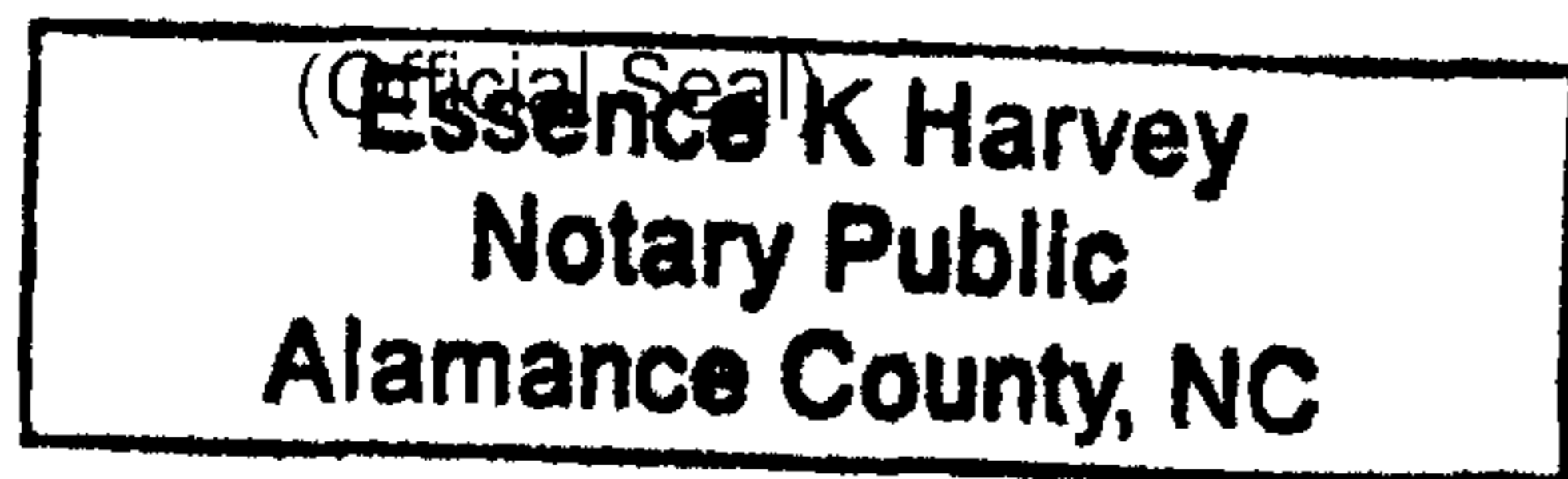
My commission expires: 10/23/21

Orange County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **REBECCA E. MALIA**

Date: January 27, 2017

Essence K. Harvey
Essence K. Harvey Notary Public
Printed Name of Notary Public



My commission expires: 10/23/21

