



20161222000269830 DEED
Bk:RB6241 Pg:365
12/22/2016 02:32:51 PM 1/3

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NA

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$330.00

JB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: 9852287660 mab

Mail/Box to: Grantee

This instrument was prepared by: Charles A. Reinhardt, Jr. Reinhardt Law Offices, PLLC, P.O. Box 3358, Durham, NC 27702

THIS DEED made this 15th day of December, 2016, by and between

GRANTOR

GRANTEE

NEWTON B. JONES and wife
KATERYNA ANATOLIYIVNA JONES

RICHARD A. ROSANIA and wife
JUANITA G. ROSANIA

4915 Arendell Street, Ste 211
Morehead City, NC 28557

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

SEE ATTACHED ANNEX FOR THE LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3971 page 549.

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

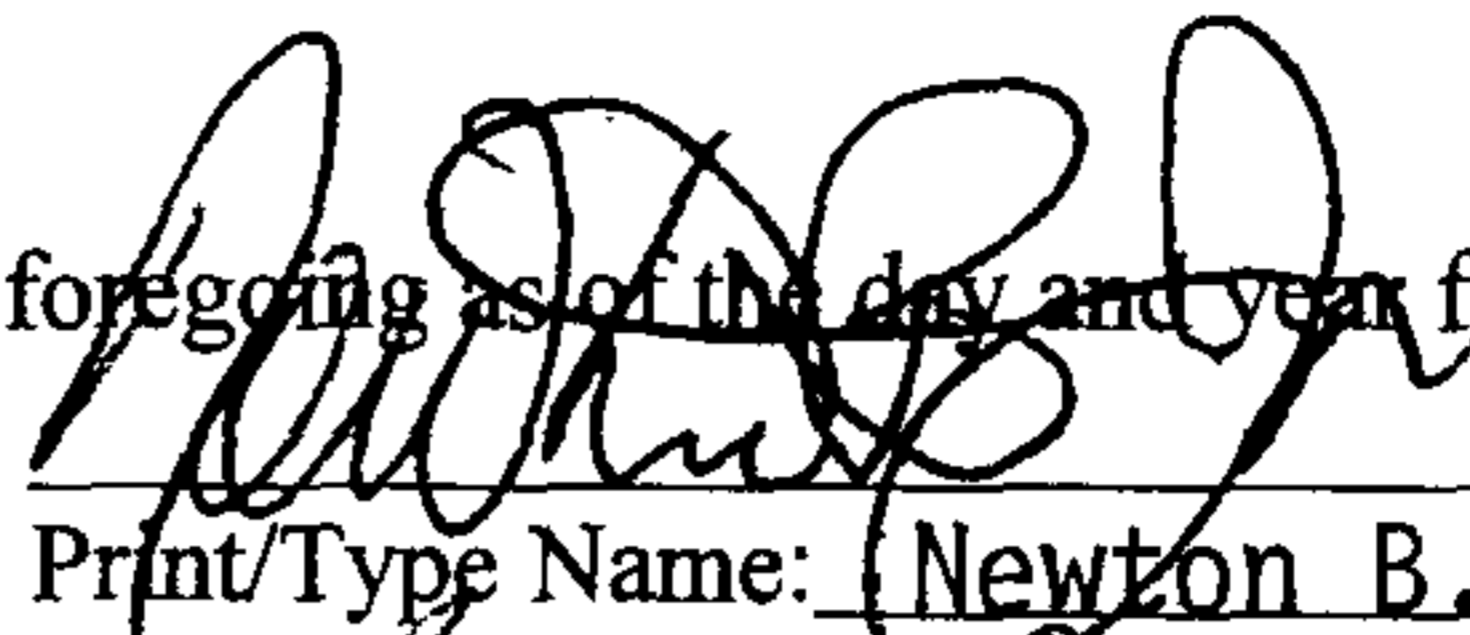
A map showing the above described property is recorded in Plat Book 91 page 139.

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:

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

By: _____
(Entity Name)

 (SEAL)
Print/Type Name: Newton B. Jones

Print/Type Name & Title: _____

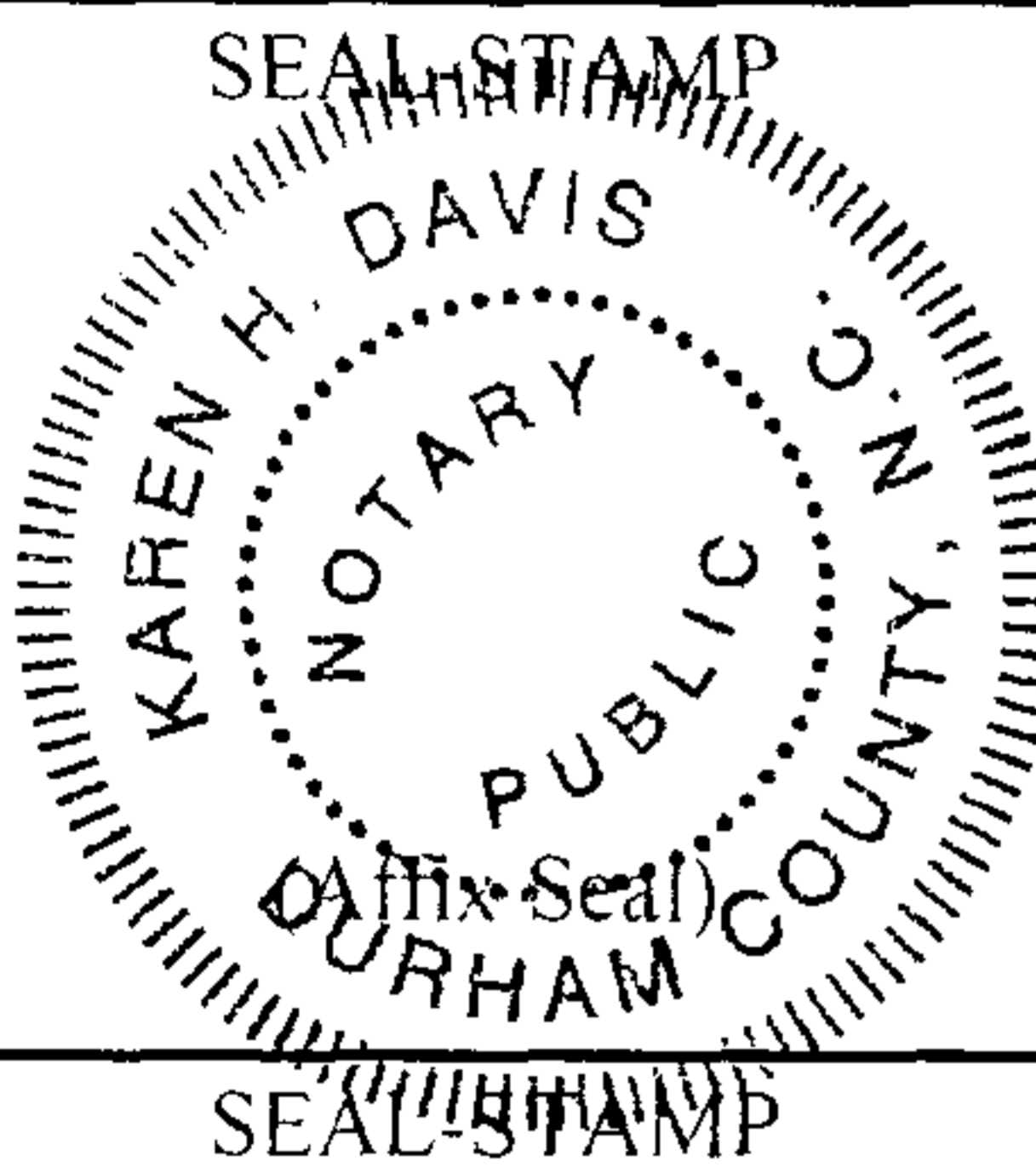
 (SEAL)
Print/Type Name: Kateryna Anatoliyivna Jones

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

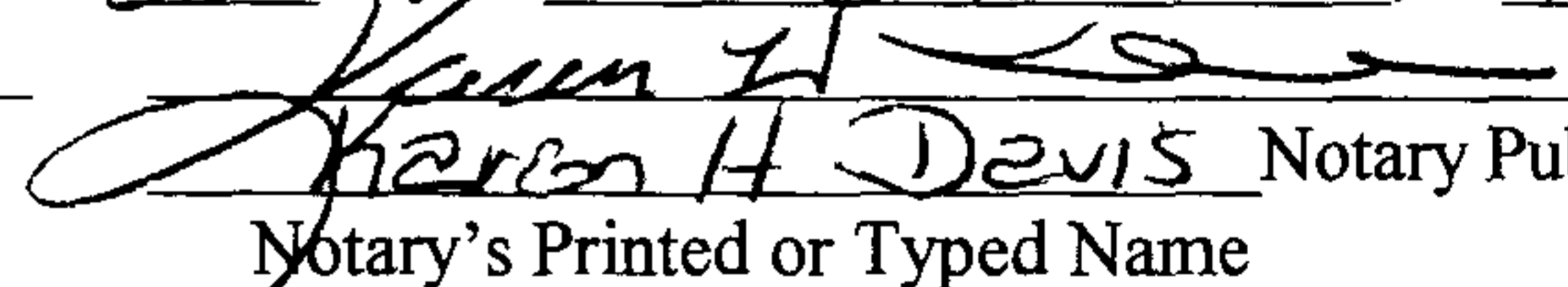


State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City and State aforesaid, certify that Newton B. Jones and Kateryna Anatoliyivna Jones 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 22nd day of December, 2016

My Commission Expires: 7-2-2017


Karen H. Davis Notary Public
Notary's Printed or Typed Name

SEAL STAMP

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____ - 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 _____ day of _____, 20____.

My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

(Affix Seal)

SEAL-STAMP

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____ - personally appeared before me this day and acknowledged that he is the _____ of _____

a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

(Affix Seal)



LEGAL DESCRIPTION ANNEX

Orange County GIS PIN No. 9852287660

LYING on the north side of Tree Farm Road, containing 13.58 acres, more or less, and being all of Lot 27 of TREE FARM SUBDIVISION, as per plat and survey thereof now on file in Plat Book 91 at page 139 in the Office of the Register of Deeds of Orange County, to which plat reference is hereby expressly made for a more particular description of same.

