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(LC)



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20150120000011700 DEED
Bk:RB5896 Pg:578
01/20/2015 04:36:26 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$266.00

(SC)

submitted electronically by "Love Law PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 266.00 ✓

Parcel Identifier No. 9892266098: _____ Verified by EPC County on the _____ day of _____, 20_____

By: _____

Mail/Box to: Tracy Reece Ray and De'Ette M. Ray, 3509 Middlebrook Dr, Durham, NC 27705

This instrument was prepared by: Robert M Love, Love Law PC (without title search or certification) (919)403-9545

Brief description for the Index: Lot(s) 4, Plat Book 106, Page(s) 48

THIS DEED made this latest day set forth in the notary block below by and between

GRANTOR

Rosen Properties, LLC
506 N Greensboro St Apt 8
Carrboro, NC 27510

GRANTEE

Tracy Reece Ray and
De'Ette M. Ray, husband & wife
Property:
Lot 4 Rhodes Gap Trail
Durham, NC 27705

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

See attached Legal Description Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3025, Page(s) 300.

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

A map showing the above described property is recorded in Plat Book 106, Page(s) 48.

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:

Easements and encumbrances of record. Taxes due for 2015 and thereafter.

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

Rosen Properties, LLC
(Entity Name)

Print/Type Name: _____ (SEAL)

By: _____

Print/Type Name: N/A (SEAL)

Print/Type Name & Title:
Allan H Rosen, Manager

Print/Type Name: N/A

By: *Allan H Rosen*
Print/Type Name & Title: N/A

Print/Type Name: N/A (SEAL)

By: _____
Print/Type Name & Title: N/A

Print/Type Name: N/A (SEAL)

State of NC - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Rosen Properties, LLC 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 20th day of January, 2015.

Robert M Love
Robert M Love Notary Public
Notary's Printed or Typed Name
My Commission Expires: 12/02/16



(Affix Seal)



**Legal Description
Exhibit A
Schedule A**

BEING all of Lot 4 in Rhodes Gap, as shown on the plat recorded at Plat Book 106, Page 48, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

Parcel 9892266098

Chapel Hill Township, Orange County, North Carolina

