

Unofficial Document



Doc No: 30008175
Recorded: 09/26/2019 02:20:59 PM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$716.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6628 PG 1190 - 1191 (2)

Anna Wood

Prepared By: Arges Law Firm, P.C., without title examination or tax advice
Return To: Grantee at 115 Berwick Place, Hillsborough, NC 27278
Excise Tax: \$716.00
Orange Parcel No(s):

9896-83-3405 OB

NORTH CAROLINA GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made this 25th day of September, 2019 by and between **TED H. MARTIN, widower**, hereinafter called the Grantor, and **ROGER K. FAULKNER and spouse, PAIGE A. FAULKNER**, hereinafter called the Grantee, whose address is 115 Berwick Place, Hillsborough, NC 27278.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey to the Grantee, in fee simple, all of the following described land situated, lying and being in the County of ORANGE and State of North Carolina, more particularly described as follows:

Being all of New Tract 2, being 25.00 acres, as shown on the map entitled "RECOMBINATION PLAT OF 7005, 7201, 7205 SCHLEY ROAD" by S.D. Puckett & Associates P.C., dated July 15, 2019 and recorded in Plat Book 120, Page 181 of the Orange County Registry.

For back references see Deed Book 6628, Page 485 of the Orange County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple

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AND the Grantor hereby covenants with the Grantee that Grantor is legally seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all whomsoever; and that said land is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: easements, restrictions and rights-of-way that may appear in the public record.

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

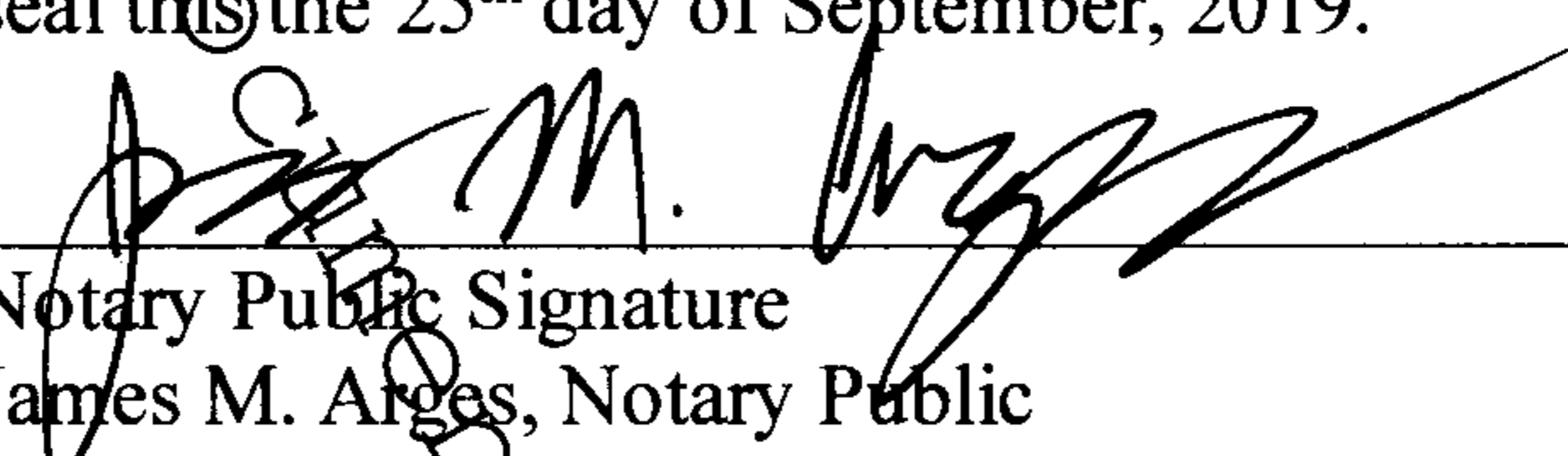


TED H. MARTIN

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, James M. Arges, a Notary Public for the County of Durham, State of North Carolina, do hereby certify **TED H. MARTIN**, who is/are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day, acknowledged to me that he/she/they voluntarily signed the foregoing instrument for the purposes stated therein, and in the capacity indicated.

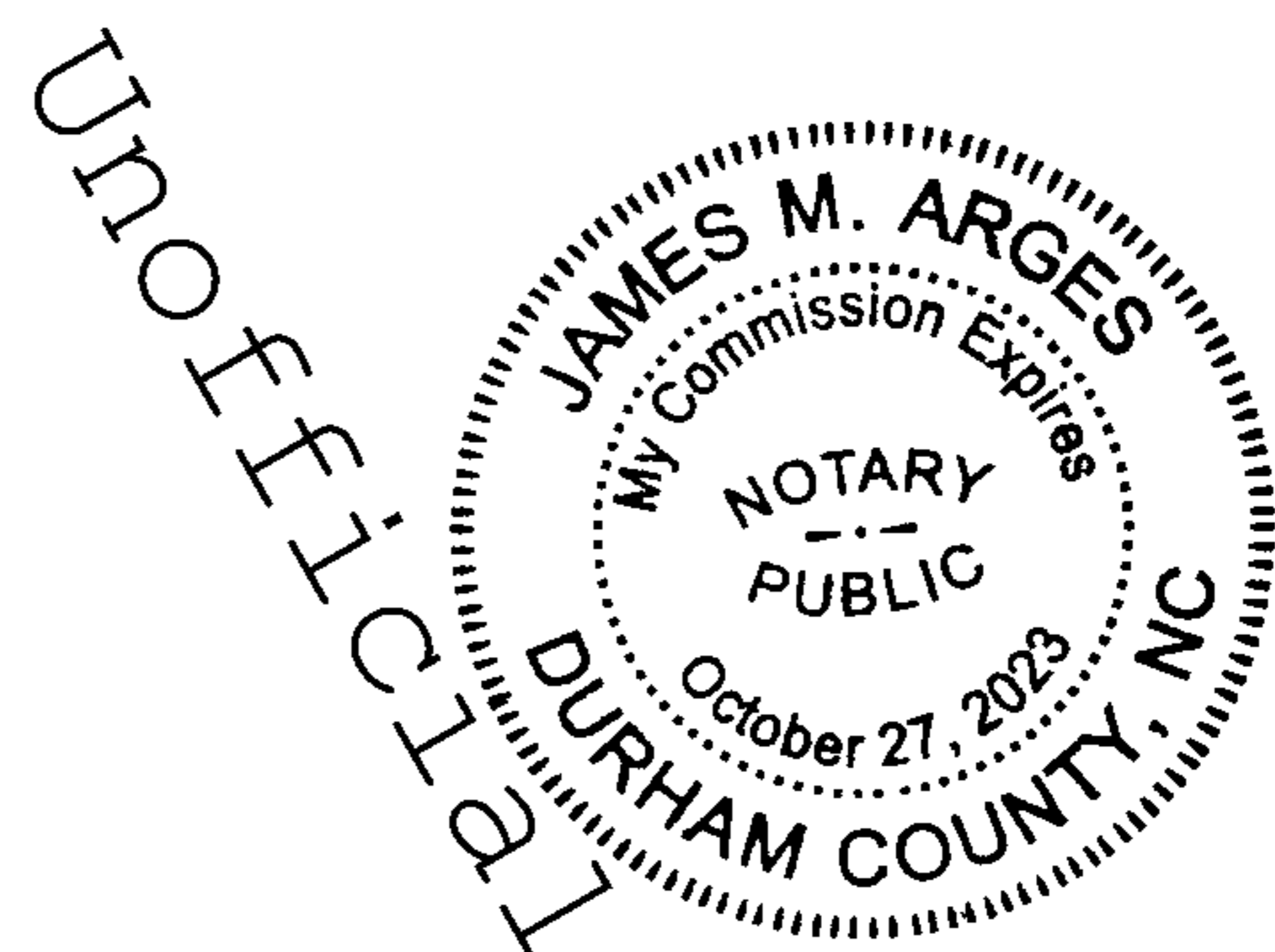
Witness my hand and official seal this the 25th day of September, 2019.



Notary Public Signature
James M. Arges, Notary Public

(Apply Seal or Stamp)

My commission expires: 10/27/2023



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