

FILED Feb 22, 2018
AT 03:06:40 PM
BOOK 03746
START PAGE 0347
END PAGE 0349
INSTRUMENT # 02869
EXCISE TAX \$190.00

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For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Dec 12 09:33 AM NC Rev Stamp \$ 190.00
Book 8326 Page 625 Fee \$ 26.00
Instrument Number 2017043601
DEED

This instrument prepared by: Christopher Mann, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00

Parcel Identifier No. 138251 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

Brief description for the Index: Lots 1 and 2, Property of Frances Ruth E. Dixon, Heirs

THIS DEED made this 16th day of December, 2017, by and between

GRANTOR

Norman Matthew Dyson and Cristlan Dyson, a married couple
1318 Meadow Lane
Chapel Hill, NC 27516

GRANTEE

Doreen Fortin Reilly, a Free Trader
1027 N. Main Street
Burlington, NC 27217

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

That certain tract or parcel of land in Burlington Township, Alamance County, North Carolina adjoining N. Main Street and others and
BEING ALL OF THE LOT NUMBERS ONE (1) AND TWO (2) as shown on plat entitled "Final Plat, Property of Frances Ruth E.
Dixon, Heirs" which plat is duly recorded in the Office of the Register of Deeds for Alamance County in Plat Book 67 at page 22, to
which plat reference is hereby made for a more complete description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3650 page 612.

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 67 page 22.

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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.

_____	_____ (SEAL)
(Entity Name)	Print/Type Name: <u>Norman Matthew Dyson</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Cristian Dyson</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Norman Matthew Dyson and Cristian Dyson 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 6th day of December, 20 17.

My Commission Expires: 4-3-20

A. Jeanette Taylor
Notary Public

A. JEANETTE TAYLOR
Notary Public
Durham County, NC

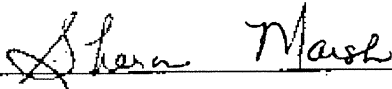
Sharon A. Davis
Register of Deeds
Durham County North Carolina
200 East Main Street, Ground Floor
Durham, North Carolina 27701

State of North Carolina
County of Durham

I do hereby certify this to be a true copy of the attached document filed and
recorded in the aforesaid county as evidenced in Book No. 8326 Page No. 625 and ends with
Page No. 626.

Witness my hand and seal this 8th day of February, 2018,

Sharon A. Davis, Register of Deeds



Signature of ~~Assistant~~ Deputy Register of Deeds

Official Seal of Register of Deeds

