

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2020 Oct 14 01:30 PM
Book: 9098 Page: 539
 NC Rev Stamp: \$ 1150.00 Fee: \$ 26.00
 Instrument Number: 2020044009
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,150.00

Parcel Identifier No. 9779-05-1527 Verified by _____ County on the ____ day of _____, 2020

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 315 Sunset Creek, Chapel Hill, NC 27516

THIS DEED is made this 20th day of September, 2020, by and between

GRANTOR

EDWARD T. CHANEY and spouse,
 AMANDA S. HITCHCOCK

GRANTEE

CHAD JONES and spouse,
 KATHERINE JONES

Property Address:
 315 Sunset Creek
 Chapel Hill, NC 27516

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 40, SUNSET CREEK, PHASE ONE, per plat and survey thereof by Mary E. Ayers, dated June 13, 1996, recorded in Plat Book 76, Page 76, Orange County Registry.

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, 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.



EDWARD T. CHANEY (SEAL)

Address: 100 Della St
Chapel Hill, NC 27516



AMANDA S. HITCHCOCK (SEAL)

Address: 100 Della Street
Chapel Hill, NC 27516

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

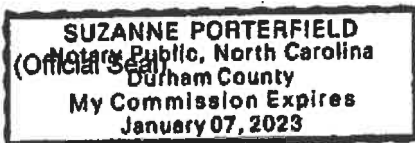
The property conveyed herein X includes _____ does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

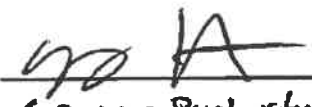
Durham County, North Carolina

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:

EDWARD T. CHANEY

Date: 9/29/20





Suzanne Porterfield Notary Public
Printed Name of Notary Public

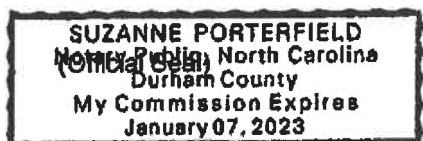
My commission expires: 1/7/23

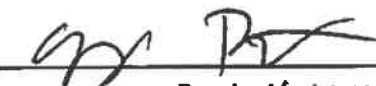
Durham County, North Carolina

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:

AMANDA S. HITCHCOCK

Date: 9/29/20





Suzanne Porterfield, Notary Public
Printed Name of Notary Public

My commission expires: 1/7/23