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KMK



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20140909000165140 DEED
Bk:RB5844 Pg:142
09/09/2014 04:26:48 PM 1/2

FILED Deborah B. Brooks
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1270.00

RC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1270.00
Tax Map No.

Recording Time, Book and Page
Parcel Identifier No. 9769297272 KMK

Instrument Prepared By: The Maitland Law Firm, without benefit of title examination for Grantor.

Mail after recording to: Grantee- Same as Property

THIS DEED, made this 9th day of September, 2014, by and between

GRANTOR

RICKA J. SAMULSKI, Unmarried

GRANTEE

HELEN L. JANG and SEAN G. MITCHELL, a married couple
Property Address: 801 Creekstone Dr.,
Chapel Hill, NC 27516

The designation of 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

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

BEING ALL OF LOT 6, PHASE I, DURHAM ESTATES SUBDIVISION, AS PER PLAT AND SURVEY THEREOF ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF ORANGE COUNTY IN PLAT BOOK 55, PAGE 27, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 854, Page 604, Orange County Registry.

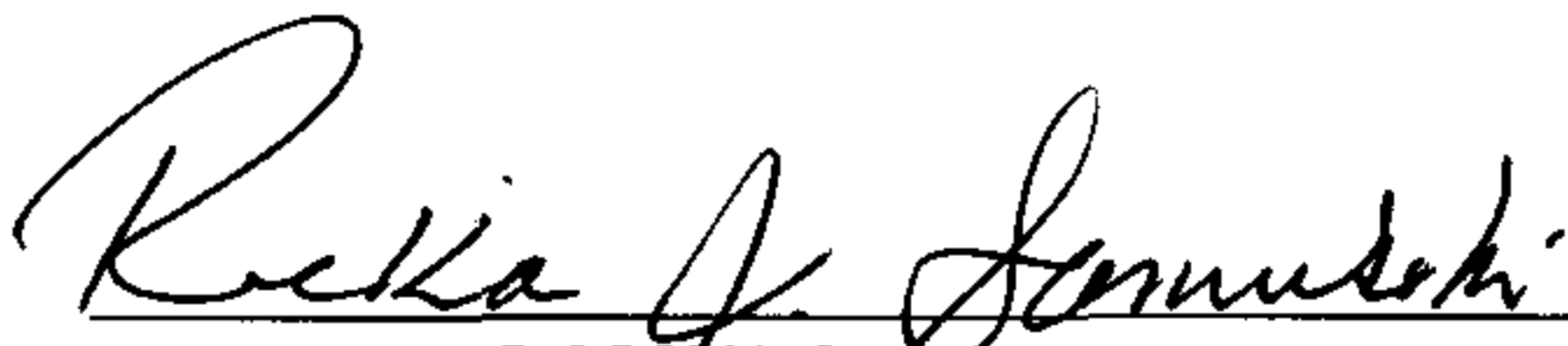
THE PROPERTY ☒ DOES ☐ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR

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

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the 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 except for the exceptions hereinafter stated. Title to the property herein conveyed is subject to the following exceptions:

- Subject to 2013 ad valorem taxes, and all easements, conditions and restrictions of record, if any

IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

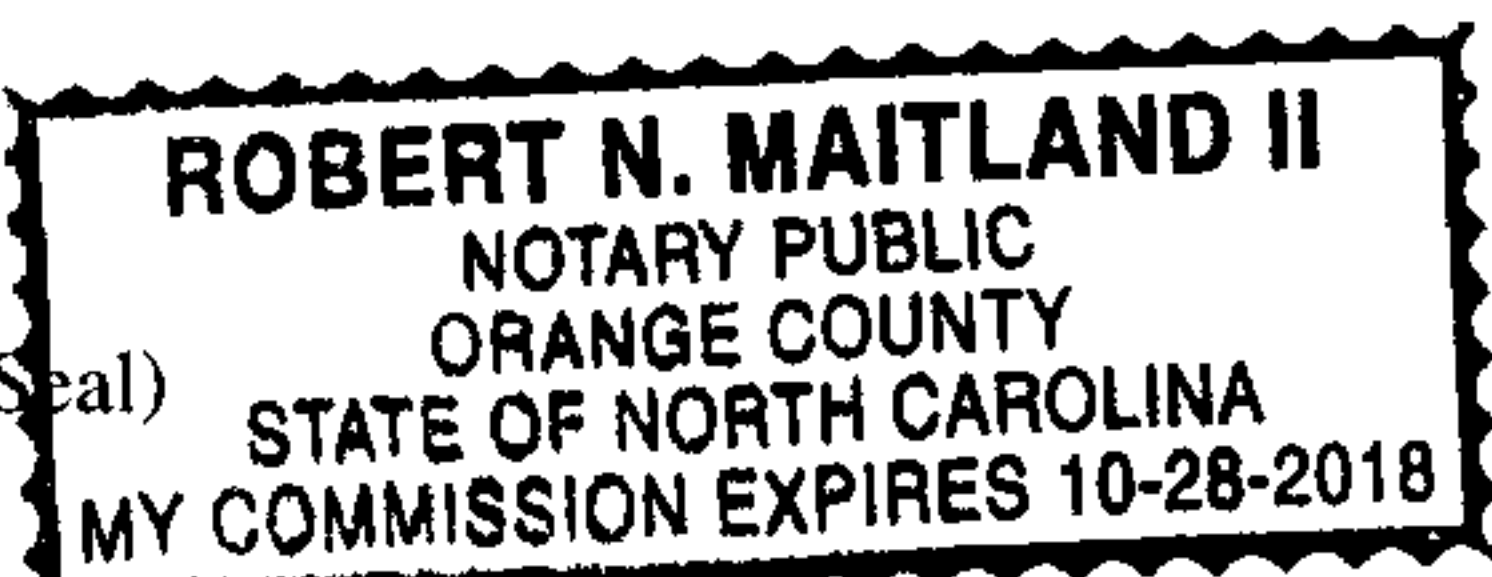
 (Seal)
RICKA J. SAMULSKI

_____(Seal)

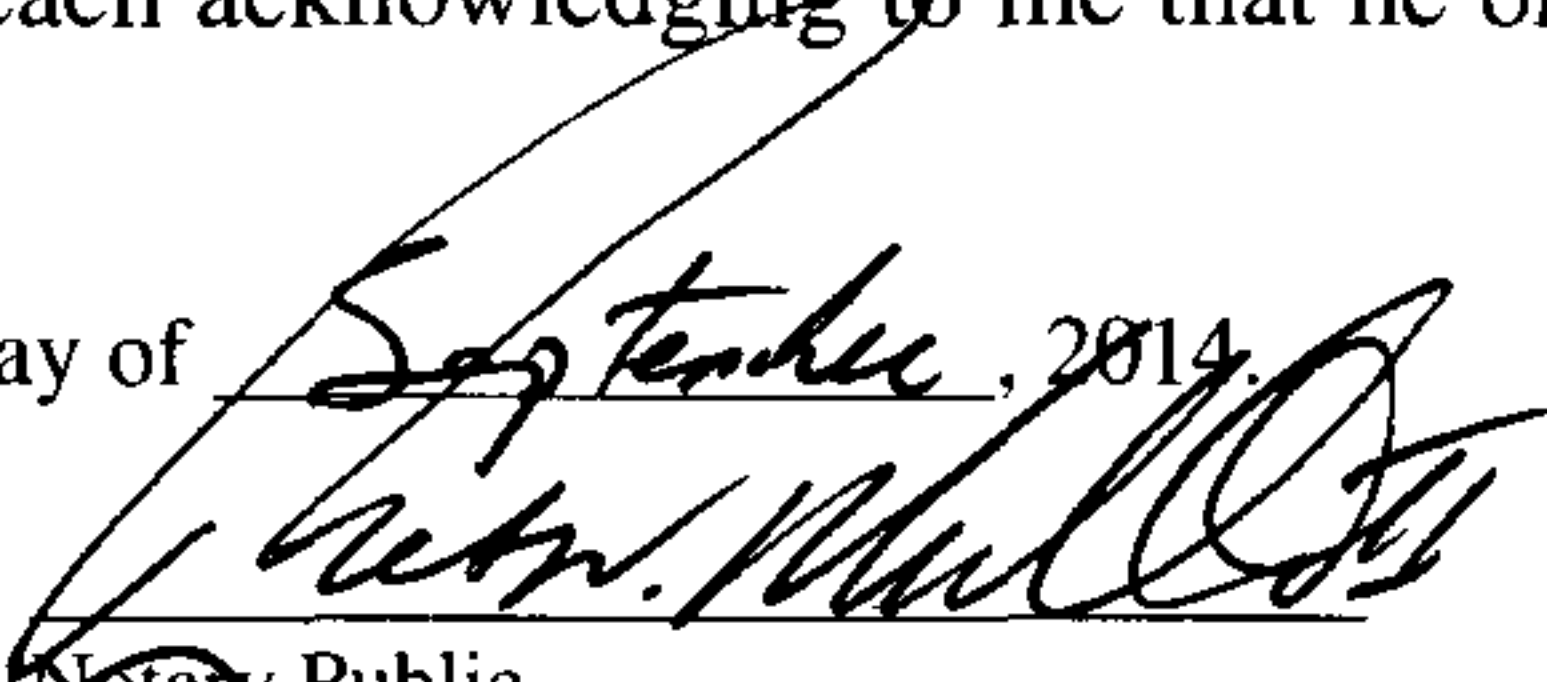
STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **RICKA J. SAMULSKI.**

Witness my hand and official stamp or seal this 9th day of September, 2014.

(Notary Seal) 

My commission expires: _____


Notary Public
ROBERT N. MAITLAND II
Typed/Printed Name of Notary