

| | |
|--------------|--------------|
| FILED | Apr 29, 2022 |
| AT | 11:45:47 AM |
| BOOK | 02300 |
| START PAGE | 0128 |
| END PAGE | 0129 |
| INSTRUMENT # | 05320 |
| EXCISE TAX | \$1,264.00 |

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,264.00

Parcel Identifier No. 0091767 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Gene Davis Law, PLLC, 3739 National Drive, Suite 105, Raleigh, NC 27612This instrument was prepared by: Gene Davis Law, PLLC, 3739 National Drive, Suite 105, Raleigh, NC 27612Brief description for the Index: LOT 160, PH 3B, Westfall CommunityTHIS DEED made this 29th day of April, 2022, by and between

GRANTOR
Eric Villeda and spouse,
Melissa Villeda
124 Basset Hall Drive
Durham, NC 27713

GRANTEE
Justen K. Byrd and spouse,
Siara K. Byrd and
Stephen G. Heidorn and spouse,
Naomi J.A. Heidorn
50 Dover Ridge Court
Chapel Hill, NC 27517

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 Chapel Hill, _____ Township, Chatham County, North Carolina and more particularly described as follows:

BEING all of New Lot 160, containing 0.278 acres, more or less, as shown upon the plat entitled, "Westfall Community, Phase 3B - Final Subdivision Plat," dated July 15, 2016 by CE Group, and recorded in Plat Slide 2016-292, Chatham County Registry.

Submitted electronically by "Gene Davis Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Chatham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2077 page 4.

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

A map showing the above described property is recorded in Plat Book 2016 page 292.

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:

1. General public service and utility easements and restrictions of record. 2. Ad valorem real property taxes for current year.


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

| | |
|---|--|
| <p>_____ (Entity Name)</p> <p>By: _____</p> <p>Print/Type Name & Title: _____</p> <p>By: _____</p> <p>Print/Type Name & Title: _____</p> <p>By: _____</p> <p>Print/Type Name & Title: _____</p> | <p style="text-align: right;"><i>E. Villeda</i> (SEAL)</p> <p>Print/Type Name: <u>Eric Villeda</u></p> <p style="text-align: right;"><i>M. Villeda</i> (SEAL)</p> <p>Print/Type Name: <u>Melissa Villeda</u></p> <p style="text-align: right;">_____ (SEAL)</p> <p>Print/Type Name: _____</p> <p style="text-align: right;">_____ (SEAL)</p> <p>Print/Type Name: _____</p> |
|---|--|

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Eric Villeda and Melissa Villeda 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 29th day of April, 2022.

My Commission Expires: 5/22/24
(Affix Seal)



Rodney Eugene Davis, Jr.

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name