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BK 6850 PG 1039 - 1041 (3) DOC# 30104530
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Fee: \$26.00 Tax: \$1,436.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by MOLLY KEMPA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,436.00
Parcel Identifier No 9799438437 Verified by KR County on the ___ day of _____, 20__
By: _____

This instrument was prepared by: Kendall H. Page (TMD) without title examination.
Mail to: Grantee

Brief Description for the Index Lot 15, Sec 3, Bk J, Ridgefield, OCR

THIS DEED made this 13th day of June 2024, by and between

GRANTOR	GRANTEE
<p>Margaret S. Bowen and spouse Christopher L. Bowen 3221 Mountain Laurel Trail Cantonment, FL 32533</p>	<p>Robert B. Jamieson and spouse Kristin H. Jamieson 304 Plum Lane Chapel Hill, NC 27517</p>

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:

See attached Exhibit "A"

Above-described property was or was not the primary residence of Grantor(s).

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 claim of all persons whomever. Title to the property hereinabove described is subject to the following exceptions: ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. By executing this Deed, the Grantor acknowledges that this document has been prepared solely for the transfer of title from the Grantor to the Grantee. Furthermore, Grantor acknowledges that it is not being represented by the preparer of this document in the closing of this sale.

Margaret S Bowen (SEAL) Christopher L Bowen (SEAL)
Margaret S. Bowen Christopher L. Bowen

State of North Carolina County of Wake

I, the undersigned Notary Public of Wake County and State aforesaid, certify that Margaret S. Bowen and Christopher L. Bowen 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 21st day of JUNE, 2024.

My Commission Expires: 10-20-2024

Alexandra M. Elder
Notary Public

(Place Stamp/Seal to the right hereof)

ALEXANDRA M ELDER
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 10-20-2024

The foregoing Certificate(s) of _____ is/ are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/ Assistant – Register of Deeds

EXHIBIT A

LEGAL DESCRIPTION

Being Lot 15, Block J, according to plat entitled "Subdivision Map No. 3, Ridgefield, Chapel Hill, N.C.," dated December 1959, revised November 28, 1960 prepared by J. L. Castleberry, Jr., Registered Engineer, and recorded in Map Book 9, Page 83, Orange County Registry, North Carolina.

Parcel: 9799-43-8437

Property Location: 304 Plum Lane Chapel Hill, NC 27517