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Doc No: 30076122
Recorded: 07/22/2022 12:35:41 PM
Fee Amt: $26.00 Page 1 of 2
Excise Tax: $0.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK **6789** PG **1299 - 1300 (2)**

Wallace P Yellock

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $0

Parcel Identifier No. 9799-43-7196

After recording, mail to: Carolina Family Estate Planning, 201 Commonwealth Ct, Ste. 100, Cary, NC 27511
This instrument was prepared by: Kellie M. Corbett, Attorney at Law (without title examination or tax advice)
Brief description for the Index: Lot 12, BL. J, Map 3, RIDGEFIELD

THIS DEED is made as of this 14th day of July, 2022, by and between:

GRANTOR	GRANTEE
John Langstaff 404 Longleaf Drive Chapel Hill, NC 27517	John Elliot Langstaff, Trustee, or his successors in interest, of the Langstaff Living Trust dated June 21, 2022, and any amendments thereto. 404 Longleaf Drive Chapel Hill, NC 27517

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

BEING all of Lot 12, Block J, Map No. 3, RIDGEFIELD PARK, as per plat thereof recorded in Plat Book 9, Page 83, Orange County Registry, to which reference is hereby made for a more particular description of same.

PROPERTY ADDRESS: 404 Longleaf Drive, Chapel Hill, NC 27517

All or a portion of the property herein conveyed does include the primary residence of the Grantor (NCGS §105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1970, Page 88.
A map showing the above-described property as recorded in Plat Book 9, Page 83.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current and subsequent years;
Restrictions, easements, and rights-of-way of record

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

_____(SEAL)
John Langstaff

STATE OF NORTH CAROLINA, WAKE COUNTY

I, the undersigned, a Notary Public of the State aforesaid, do hereby certify that John Langstaff, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal this the 14th day of July, 2022.

_____, Notary Public My commission expires: April 4, 2026

KATHLEEN MORRISEY
Notary Public, North Carolina
Wake County
My Commission Expires
April 04, 2026

SEAL - STAMP