

NORTH CAROLINA GENERAL WARRANTY DEED

WITHOUT BENEFIT OF TITLE EXAM OR TAX ADVICE

Excise Tax:	\$890.00
Parcel ID:	0427740
Mail/Box to:	Hall Real Estate Law, 213 E. Lane Street, Raleigh, NC 27601
Prepared by:	Hall Real Estate Law, 213 E. Lane Street, Raleigh, NC 2760 - WITHOUT BENEFIT OF TAX ADVICE OR TITLE EXAM
Brief description for the index:	Lot 134, Weatherfield Townhomes, Phase 5

THIS GENERAL WARRANTY DEED ("Deed") is made on the 14th day of June, 20 24, by and between:

GRANTOR	GRANTEE
Godfrey Thomas and spouse Victoria L. Thomas 1101 River Reach Dr, 506. Fort Lauderdale FL, 33315	Jianwen Ye, and Meng Chen, husband and wife; 1010 Contessa Drive Cary, NC 27513

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Cary, Wake County, North Carolina and more particularly described as follows (the "Property"):

Being all of Lot 134, Weatherfield Townhomes, Phase 5, as shown in Book of Maps 2015, Page 258, Wake County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 016150 Page 00979.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 2015 Page 258.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Godfrey Thomas
Name: Godfrey Thomas

Victoria L. Thomas
Name: Victoria L. Thomas

Name:

Name:

Entity Name

By: _____

Name:

Title:

By: _____

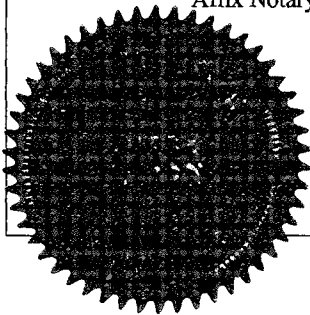
Name:

Title:

CITY _____ COUNTY _____
STATE OF NASSAU COUNTY OF THE BAHAMAS

I, ERIC W. WILMOTT, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 10th day of JUNE, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Godfrey Thomas and Victoria L. Thomas

Affix Notary Seal/Stamp



Eric Wilmott
Notary Public
P.O. Box CB-10967
Nassau, Bahamas

Eric Wilmott

Notary Public (Official Signature)

My commission expires: 31st DECEMBER 2024