

GENERAL WARRANTY DEED

This instrument Prepared by: **Andrew Cookson**, a licensed North Carolina attorney, Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Grantee, 109 Lacombe Court Holly Springs, NC 27540

Excise tax stamps: \$353.00

NORTH CAROLINA

WAKE COUNTY

Brief Description: **Lot 21, Chelsea Woods Subdivision, Phase 2**

Parcel Identification: **0659303456**

Tax ID: **0283776**

Said property _____ does, or ☒ does not contain the principal residence of the Grantor(s).

This **GENERAL WARRANTY DEED** made and entered into on Feb. 13, 2017, by and between:

GRANTORS:

Brian D. Stokes and spouse, Jill Cherie Stokes

Whose address is:

(Herein referred to collectively as the Grantors) and

GRANTEES:

Wang Pan, unmarried

Property Address is: 109 Lacombe Court Holly Springs, NC 27540

(Herein referred to collectively as the Grantees)

WITNESSETH:

For and in consideration of valuable consideration, from the Grantees to the Grantors, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby give, grant, bargain, sell and convey unto the Grantees, in **Fee Simple** subject to the Exceptions and Reservations hereinafter provided, if any,

The following described property, located in the City of **Holly Springs**, Township, County of **Wake**, State of North Carolina, more particularly described as follows:

BEING all of Lot 21, Chelsea Woods Subdivision, Phase 2 as shown on the plat recorded in Book of Maps 2001, Page 479, Wake County Registry.

Said property having been previously conveyed to the Grantors by deed(s) recorded in Book **12391, Page 0462**

TO HAVE AND TO HOLD unto the Grantees, and their heirs, successors and assigns, together with all privileges and appurtenances thereunto belonging, **Fee Simple**, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any. And the Grantors, for themselves, and their heirs, successors and assigns, hereby warrant that they are seized of the premises in fee and have the right to convey same as herein provided, that the title is marketable and is free and clear of encumbrances other than as provided herein, and that the Grantors will forever warrant and defend the title against the claims of all persons or entities whomsoever.

This conveyance is made subject to the following **Exceptions and Reservations**:

Easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for the year 2017.

All references to Grantors and Grantees as used herein shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have executed this Deed, as of _____, 2017.

Brian D. Stokes (SEAL) Jill C. Stokes (SEAL)
Brian D. Stokes Jill Cherie Stokes

State of TX
County of WILLIAMSON

I, GREG CLAIBORNE, a notary public of the above county and state, do hereby certify that **Brian D. Stokes and Jill Cherie Stokes** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal on 2-11, 2017.

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Notary Public

My Commission Expires: 7-31-19

