

WAKE COUNTY, NC 163
 CHARLES P. GILLIAM
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 04/28/2017 16:13:08
 STATE OF NC REAL ESTATE
 EXCISE TAX: \$442.00
 BOOK:016767 PAGE:01887 - 01889

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$442.00

Parcel Identifier No. 0411197 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: The Law Office of Jonathan W. Anderson, PLLC

Brief description for the Index: Lot 133, Lynnwood Bluff

THIS DEED made this 27 day of April, 2017, by and between

GRANTOR

Shenandoah Homes, LLC, a North Carolina
 limited liability company

2840 Plaza Place, Suite 200, Raleigh, NC 27612

GRANTEE

Jianhua Pan and Jie Ren, married

6253 Pesta Court, Raleigh, NC 27612

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 Raleigh, _____ Township, Wake County, North Carolina and more particularly described as follows:

Being all of Lot 133, Lynnwood Bluff Townhomes, recorded in Book of Maps 2013, Pages 135-139, Wake County Registry.

6253 Pesta Court, Raleigh, NC 27612

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16151 page 1067 _____.

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

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:

Ad valorem taxes for current year

Easements, covenants, and restrictions of record.

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

Shenandoah Homes, LLC:



(SEAL)

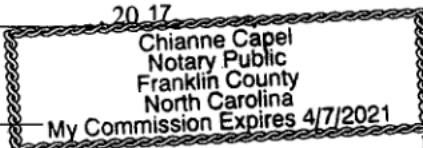
(SEAL)

David M. Stallings, Member/Manager

State of NC - County or City of Franklin

I, the undersigned Notary Public of the County or City of Franklin and State aforesaid, certify that David M. Stallings, Member/Manager 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 27 day of April, 2017.

My Commission Expires: 4/7/21
(Affix Seal)



Chianne Capel
Chianne Capel 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 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 April, 2017.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Charles P. Gilliam
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

3 # of Pages

DB