

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$690.00

Parcel Identifier No. 0408441 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617This instrument was prepared by: Jackson Law, P.C., 7920 Acc Blvd, Suite 120A, Raleigh, NC 27617Brief description for the Index: Lot 88, Weatherfield, Ph 1ATHIS DEED made this 3rd day of September, 2021, by and between**GRANTOR**Yinhua Wang, an unmarried man
110 Oxford Creek Road
Cary, NC 27519**GRANTEE**Keith W. Miller, an unmarried man
110 Marsena Lane
Cary, NC 27513

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

BEING all of Lot 88, Weatherfield, Ph 1A, as shown on that plat recorded in Book of Maps 2011, Pages 964-965, Wake County Registry.

TOGETHER WITH the rights and easements benefiting and appurtenant to the Property set forth in that certain Declaration of Covenants, Conditions, and REstrictions for Weatherfield recorded in Book 14392, Page 978, Wake County Registry, including, but not limited to, a perpetual, appurtenant easement for ingress, egress, and regress over, across, and upon Solano Drive, Marsena Lane, Contessa Drive and Davenbury Way.

Property Address: 110 Marsena Lane, Cary, NC 27513

PARCEL ID: 0408441

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14730 page 1431.

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

A map showing the above described property is recorded in Plat Book 2011 page 964-965.

Submitted electronically by "Jackson Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

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: Easements and restrictions of record that do not materially affect the value of the property. 2021 Ad Valorem taxes.

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

(Entity Name) Yinhua Wang by Benhao Yang, his (SEAL)
Yinhua Wang by Benhao Yang, his attorney-in-fact
attorney in fact

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

Print/Type Name: _____ (SEAL)

State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Yinhua Wang 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 _____, 2021.

My Commission Expires: _____

Notary Public

SEE
ATTACHED
NOTARY
PAGE

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

State of North Carolina
County of Wake

I, the undersigned, a Notary Public for said County and State, do hereby certify that **Benhao Yang** as Attorney-in-Fact for **Yinhua Wang**, personally appeared before me this day, and being duly sworn, says that (s)he executed the foregoing and annexed instrument as Attorney-in-Fact for and on behalf of the said **Yinhua Wang** and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Wake, State of North Carolina, on the 3rd day of September 2021 in Book 18681, Page 1889, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

I do further certify that the said **Benhao Yang** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said **Yinhua Wang**.

Witness my hand and seal this the 3rd day of September 2021.

My commission expires:

10/20/2024


Danielle W. Varno, Notary Public

Notary Stamp/Seal:

