

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1070.00

Parcel Identifier No. 0443894 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: GranteeThis instrument was prepared by: Gwynn & Edwards, P.A., 5909 Falls of Neuse Ste 200, Raleigh NC 27609Brief description for the Index: Lot 19 Darlington

THIS DEED made this 16 day of January, 2018, by and between

GRANTOR

KB HOME RALEIGH-DURHAM INC.,
a Delaware Corporation
4506 S. Miami Blvd., Ste 100
Durham, NC 27703

GRANTEE

JIANWEN YE , UNMARRIED AND **MENG CHEN,**
unmarried, as Joint Tenants with the Right
8524 Virgils Farm Road
Apex, NC 27523
of Survivorship

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 Apex, _____ Township, Wake County, North Carolina and more particularly described as follows:Being all of Lot 19, Darlington Subdivision, as shown on maps recorded in Book of Maps 2017, Pages 246-247,
Wake County Registry.The property hereinabove described was acquired by Grantor by instrument recorded in Book 16524 page 916.All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 2017 page 246-247.

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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

KB Home Raleigh-Durham, Inc.

(Entity Name)

(SEAL)

By:

Title:

Jon Adler – Division President

(SEAL)

By:

Title:

(SEAL)

By:

Title:

(SEAL)

SEAL - STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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 this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

SEAL - STAMP

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Jon Adler personally came before me this day and acknowledged that he is the Division President of KB Home Raleigh-Durham Inc. a Delaware corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp this 16 day of January, 2018

My Commission Expires: April 15, 2022

Rachel Cavalear
Rachel Cavalear, Notary Public

SEAL - STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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 this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

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.

Register of Deeds for _____

County.

By:

Deputy/Assistant – Register of Deeds