

BK 2682 PG 1336 - 1338 (3)
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Randolph County, North Carolina
Krista M. Lowe, Register of Deeds

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Tax: \$450.00

Tax Parcel Identifier Number: 7788208782

Revenue Stamps: \$450.00

This instrument was prepared by: **Cecil & Cecil, P.A. – Without Survey or Title Examination**
Return to Cecil & Cecil, PA, PO Box 5666, High Point, NC 27262

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **December 23, 2019** by and between

GRANTOR	GRANTEE
<p>Troy C. Brocato and wife, Christina J. Brocato</p> <p>Mailing Address: 5660 Gilbert Highway Adrian, MI 49221</p>	<p>Ryan Anthony Griffin and wife, Ashley Keiko Griffin</p> <p>Mailing Address: 6141 Evelyn Lane Pleasant Garden, NC 27313</p>

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 or parcel of land situated in the City of **Pleasant Garden**, **Providence** Township, **Randolph** County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Said parcel having the address of: 6141 Evelyn Lane, Pleasant Garden, NC 27313.

The real property referenced herein **does** **does not** include the primary residence of the Grantor.


For back reference, see Deed Book 2062, Page 188 in the Randolph County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, each Grantor has hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.




TROY C. BROCATO (SEAL)



CHRISTINA J. BROCATO (SEAL)

County of Lenawee State of Michigan
I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Troy C. Brocato and Christina J. Brocato.

Date: 12-26-19


Notary Public
My Commission Expires: 8-17-23

SHARI L. MOHR
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LENAWEE
My Commission Expires Aug. 17, 2023
Acting in the County of _____

EXHIBIT A

Beginning at a point in the Western right of way of Evelyn Lane, said Point being South 38° 27' 27" West 348.27 feet from the nail at the approximate intersection of Evelyn Lane and Wayne White Road; thence from said Point and Place of Beginning along the Western right of way of Evelyn Lane along a curve to the left South 13° 31' 37" West and a chord of 299.79 feet to an existing iron pin in the Western right of way of Evelyn Layne; thence departing the right of way South 79° 46' 14" West 203.18 feet to an existing iron pin; thence North 4° 24' 22" West 468.23 feet to an existing iron pin; thence South 65° 31' 41" East 336.25 feet to the Point and Place of Beginning and containing approximately 2.08 acres according to that Map of Survey for Ryan and Ashley Griffin by Joseph G Stutts PLLC dated December 20, 2019.

PROPERTY ADDRESS: 6141 Evelyn Lane, Pleasant Garden, NC 27313