

Excise Tax: \$ 450.00

Tax Lot No. Parcel Identifier No. 0418041 Verified by _____ County on the _____ day of _____, 20__ by

SEND TAX NOTICES AND BILLS TO: GRANTEE

MAIL after recording to GRANTEE

This instrument was prepared by The Setliff Law Firm, PLLC

Brief Description for the index

Lot 147, Block C, Shearon Farms, Tract 3

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of July, 2019, by and between

GRANTOR	GRANTEE
<p>Guangyu Xu and spouse Hongmei Dai</p> <p>12310 Angel Falls Rd Raleigh, NC 27614</p>	<p>Kayla Joyner , Unmarried</p> <p>4469 Middletown Dr Wake Forest, NC 27587</p>
<p>___If checked, the property includes the primary residence of at least one of the Grantors, otherwise, note N/A, (per NC GS105-317.2)</p>	

Enter in appropriate block for each party: name, 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 or parcel of land situated in the city of Wake Forest, Township of Wake Forest, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 147, Block C, in Shearon Farms, Tract 3, as shown on the map(s) recorded in Book of Maps 2013, Page 1400, Wake County Registry, reference to which is hereby made for a more particular description.

submitted electronically by "The Setliff Law Firm, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 15526, Page 810**.
A map showing the above described property is recorded in **Map Book 2013, Page 1400**.

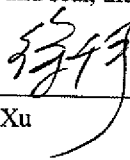
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

All valid and subsisting Easements, Utility Easement, Restrictions, Covenants, Conditions and Rights-of-Way properly of record, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.



Guangyu Xu (SEAL)

People's Republic of China)
Municipality of Beijing) SS:
Embassy of the United)
States of America)




STATE OF _____ County.

I, the undersigned, a Notary Public of the County of _____ and State of _____, certify that Guangyu Xu personally appeared before me this day showing satisfactory evidence of identity and voluntarily acknowledged the execution of the foregoing instrument.

Witness my hand and seal this JUL 08 2019 day of JUL 08 2019, 2019

My commission expires: _____
PRESIDENTIAL COMMISSIONS DO NOT EXPIRE



Notary Public Name Printed: Bilal Totayo Notary Public
Consular Assistant

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.

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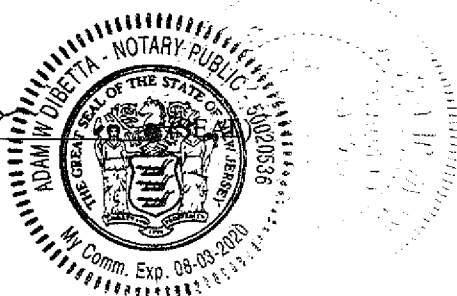
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All valid and subsisting Easements, Utility Easement, Restrictions, Covenants, Conditions and Rights-of-Way properly of record, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Hongmei Dai
Hongmei Dai



SEAL-STAMP

STATE OF New Jersey, Somerset County.
I, the undersigned, a Notary Public of the County of Somerset and State of New Jersey, certify that Hongmei Dai personally appeared before me this day showing satisfactory evidence of identity and voluntarily acknowledged the execution of the foregoing instrument.

Witness my hand and seal this 8 day of July, 2019
My commission expires: 08/03/2020

Adam W. Dibetta Notary for Hongmei Dai only Notary Public
Notary Public Name Printed: Adam W. Dibetta

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.