

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$ 0.00**

Recording Time, Book and Page

Account No. Parcel Identifier No. 0057413, 0057429, 0057430, 0057431, 0057435, 0057436, 0057437, 0057438, 0057439, 0057440, 057441, 0057442, 057443, 0057444, 0057445, 0057446, 0057447, 0057448, 0345866 and 0122598

Mail after recording to: GRANTEES @ 10030 Green Level Church Road Suite 802, #149, Cary, NC 27519

This instrument was prepared by: Ewing Law Center, P.C. (Carey L. Ewing, Esq.) without benefit of a title examination.

THIS DEED made this 24th day of January, 2023 by and between

GRANTOR

**Ping Chen and Fanxing Li, a Married Couple
10030 Green Level Church Road Suite 802, #149, Cary, NC 27519**

GRANTEE

**Kenneth Investment, LLC, a North Carolina Limited Liability Company
10030 Green Level Church Road Suite 802, #149, Cary, NC 27519**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, 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 and more particularly described as follows:

submitted electronically by "Ewing Law Center, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

SEE ATTACHED EXHIBIT A

The described property is more commonly known as:

TRACT 1: All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 18953, Page 623, Wake County Registry. A map showing the above described property is recorded in Book of Maps 1971, Volume II, Page 127, Wake County Registry.

TRACT 2: All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 18953, Page 592, Wake County Registry. A map showing the above described property is recorded in Book of Maps 2007, Page 1224, Wake County Registry.

TRACT 3: All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 18943, Page 2656, Wake County Registry. A map showing the above described property is recorded in Book of Maps 1982, Page 473, Wake County Registry.


The above described property does does not include the primary residence of the Grantors.

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 Grantors covenants with the Grantee, that Grantors are 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 Grantors 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: NONE KNOWN.

IN WITNESS WHEREOF, the Grantors has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



Ping Chen




Fanxing Li

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, CAREY L. EWING, a Notary Public for DURHAM County, State of NORTH CAROLINA, certify that Ping Chen and Fanxing Li, personally appeared before me this day, acknowledging to me that he/she/they signed the foregoing document: NORTH CAROLINA GENERAL WARRANTY DEED. Witness my hand and official stamp or seal, this the 24th day of January, 2023.

My Commission Expires: 06/13/2027



NOTARY PUBLIC: CAREY L. EWING

Carey L. Ewing
NOTARY PUBLIC
Durham County, N.C.

Exhibit "A"

TRACT 1:

BEGINNING at a new iron pipe located in a gravel private road known as "Universal Road", which iron pipe is located South 85° 36' 09" East 766.15 feet from the intersection of the center lines of Jonesville Road and Universal Road; thence South 4° 41' 55" West 210.02 feet to a new iron pipe; thence South 84° 30' 00" East 175.02 feet to a new iron pipe; then South 35° 51' 39" West 57.95 feet to a new iron pipe; thence 84° 30' 00" East 175.02 feet to a new iron pipe; thence North 84° 30' 00" West 245.02 feet to a new iron pipe; thence South 04° 41' 55" West 175.03 feet to a new iron pipe; thence South 84° 30' 00" East 45.00 feet to a new iron pipe; thence South 04° 41' 55" West 100.01 feet to a new iron pipe; thence South 84° 30' 00" East 200.02 feet to a new iron pipe; thence 04° 41' 55" West 669.02 feet to a new iron pipe; thence South 84° 30' 00" East 200.00 feet to a new iron pipe; thence South 04° 41' 55" West 649.26 feet to an existing iron pipe; thence South 80° 50' 51" West 613.86 feet to an existing iron pipe; thence North 04° 00' 42" East 221.14 feet to a new iron pipe; thence North 84° 47' 09" West 656.86 feet to an existing iron pipe; thence North 85° 13' 27" West 545.51 feet to an existing iron pipe; thence North 85° 27' 18" West 571.35 feet to an existing iron pipe; thence North 16° 54' 52" East 516.50 feet to a new iron pipe; thence South 55° 35' 08" East 257.50 feet to a new iron pipe; then South 63° 35' 08" East 360.30 feet to a new iron pipe; thence North 08° 39' 52" East 604.00 feet to appoint; thence North 51° 35' 08" West 420.00 to a point; thence South 69° 54' 52" West 130.00 feet to a point; thence South 47° 24' 52" West 270.50 feet to a point; thence North 03° 24' 52" East 719.72 to an existing iron bar; thence South 87° 31' 14" East 434.72 to an existing iron pipe; thence North 06° 54' 46" East 238.00 feet to a new iron pipe; thence South 84° 30' 00" East 850.00 feet to a new iron pipe; thence South 02° 30' 00" West 100.00 feet to a new iron pipe; thence South 84° 30' 00" East 150.00 feet to a new iron pipe; thence North 02° 30' 00" East 100.00 feet to a new iron pipe; thence South 84° 30' 00" East 542.15 feet to a new iron pipe, the point and place of beginning, and being that tract of 78.289 acres in size, more or less, as shown on that map entitled "Survey for June M. Privette Heirs", prepared by W. Graham Cawthorne, Jr., R.L.S., and dated April 28, 1993.

In addition, being all of that real property described as Lot 8 according to that map entitled "Plot of farm belonging to June M. and Mary C. Privette", prepared by Pittman Estelle on February 6, 1947, and revised by T.M. Arrington, Jr., R.L.S., on March 18, 1964, and March 26, 1969, a copy of which is recorded in Wake County Book of Maps 1971, Volume II, Page 127.

Parcel ID #: 0057413, 0057429, 0057430, 0057431, 0057435, 0057436, 0057437, 0057438, 0057439, 0057440, 057441, 0057442, 057443, 0057444, 0057445, 0057446, 0057447, 0057448.

TRACT 2:

BEING all of that certain tract of land containing 14.90 acres and being designated as Lot No. 1, according to map recorded in Book of Maps 2007, Page 1224, Wake County Registry.

Parcel ID #: 0345866

TRACT 3:

BEING all of Tract 4, as depicted on a map entitled "Property Surveyed for Leonard Dean Estate", dated February 16, 1982, prepared by Mullen, Williamss, & Pearce, P.A., Registered Land Surveyors, and recorded in Book of Maps 1982, Page 473, Wake County Registry.

Parcel # 0122598