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BOOK	02209
START PAGE	1011
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INSTRUMENT #	06771
EXCISE TAX	\$434.00

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: **\$434.00**Parcel Identifier No. 0087792 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GRANTEE

Prepared by: Capital City Law, 116 N. Person Street, Raleigh, NC 27601 (no tax advice or opinion on title)Brief description for the Index: Lot 2, Hawthornes at Haw RiverTHIS DEED made this 27 day of April, 2021, by and between

GRANTOR

GRANTEE

Primo Investments, LLC**Derek Ryoti and their spouse, Heather Ryoti**PO Box 935
Pittsboro, NC 27312588 Rufus C. Burnette Drive
Pittsboro, NC 27312

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 Pittsboro, Chatham County, North Carolina and more particularly described as follows:

BEING all of Lot 2, comprising approximately 10.174 acres, Hawthornes at Haw River, as shown on plat entitled "The Preserves at Haw River Lots 1, 2, & 3 Exempt Subdivision Plat" recorded in Plat Slide 2019, Page 189, Chatham County Registry, to which plat reference is hereby made for a more particular description of the same.

Property Address: 588 Rufus C. Burnette Drive, Pittsboro, NC 27312.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1978 page 763. 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 Slide 2019 page 189.

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.

Submitted electronically by "Law Office of Scott D. Beasley, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Chatham County Register of Deeds.

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, covenants, and restrictions of record.

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

Primo Investments, LLC

(Entity Name)

By: Antonio McBroom

Print/Type Name & Title: Antonio McBroom, Managing Member

State of N Carolina - County of Orange

I, the undersigned Notary Public of the County and State set forth on my seal, certify that Antonio McBroom personally appeared before me this day and acknowledged that he is the managing member of Primo Investments, LLC, a

NC

(State of Formation)

LLC

(Entity Type),

and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 27 day of April, 2021.

My Commission Expires: 4-2-22

Afshin Hosseinpour
Notary Public

