

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$745 Real Estate ID 11L02200Q
Mail/Box to: GRANTEE
This instrument was prepared by: Hilton Silvers & McClanahan Law, PLLC, 7320 Six Forks Road, Suite 100
Raleigh, NC 27615
Brief description for Index: LOT 14 CREECH MILLS PH 1B 90/362

THIS DEED made this 16 day of Nov, 2023, by and between:

GRANTOR	GRANTEE
Daniel G Cohn and spouse, Erika S. Cohn	Rhoshanda Howell , unmarried
105 Spitbrook Road, Unit 13B Nashua, NH 03062	275 Buhrstone Mill Street Zebulon NC 27597

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 JOHNSTON County, North Carolina and more particularly described as:

BEING all of Lot No. 14, Creech Mills Subdivision, Phase 1B, as shown on a plat recorded in Plat Book 90, Page 362 of the Johnston County Registry. Being a portion of the property conveyed by deed recorded in Deed Book 5569, Page 873 of the Johnston County Registry.

The property described above was acquired by Grantor by instrument recorded in Book 5851 Page 364.
A map showing the above described property is recorded in Book of Maps 90 Page 362.

submitted electronically by "Hilton Silvers & McClanahan PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Johnston County Register of Deeds.

All or a portion of the property conveyed is/ is not a principal residence of the Grantor.

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.

Grantor covenants with 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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

[Signature] (SEAL)
Daniel G Cohn

[Signature] (SEAL)
Erika S. Cohn

STATE OF NC COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

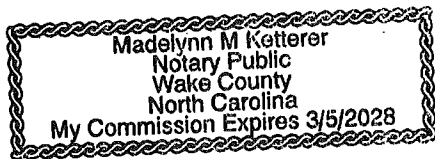
I have personal knowledge of the identity of the principal(s)
 I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC ID

I signed this notarial certificate on the date below according to the emergency video notarization requirements contained in N.C.G.S. 10B-25, in Wake County, North Carolina. _____
County, State of North Carolina is the county in which the principal signer(s) stated they were physically located during the emergency video notarization.

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: DANIEL G COHN; ERIKA S. COHN

Date: NOV 16, 2023

(official seal)



[Signature]
(Notary Signature)

Madelynn M Ketterer, Notary Public
(print name)
My commission expires: 03/05/2028