

M. C. Montana Law Team

From: Simplifile - System Message <support@simplifile.com>
Sent: Thursday, January 21, 2021 11:35 AM
To: M. C. Montana Law Team
Subject: Notice of Recorded Package in Chatham County, NC: CATALAHANA CLSG
Attachments: CATALAHANA CLSG_20210120155056884_Deed_20210121.pdf; CATALAHANA CLSG_20210120155117184_Deed of Trust_20210121.pdf

January 21, 2021 | 9:34 a.m. (MT)

Simplifile

Notice of Recorded Package in Chatham County, NC: CATALAHANA CLSG

Package: CATALAHANA CLSG
County: Chatham County, NC
Submitter: Law Office of Marianna C. Montana
Submitting User: Marianna Christina Montana

20210120155056884 (Deed)
Recording Number: E 01054
Recording Date: 01/21/2021 11:20 AM EST
Recording Fees: 26.00
Taxes: 2280.00
Simplifile Submission Fee: 5.00

20210120155117184 (Deed of Trust)
Recording Number: E 01055
Recording Date: 01/21/2021 11:21 AM EST
Recording Fees: 64.00
Taxes: 0.00
Simplifile Submission Fee: 5.00

Recorded documents have been attached to this email for your convenience. However, any documents that are not recordable, such as helper documents, are not attached for privacy reasons.

To view this package, login to your Simplifile account and then paste the following URL into the address bar: <https://simplifile.com/sf/ui/submitter/package/4975D8DD-0422-36D4-B78A-A7CD9ACC6CED/details>

FILED Jan 21, 2021
AT 11:20:38 AM
BOOK 02180
START PAGE 1004
END PAGE 1005
INSTRUMENT # 01054
EXCISE TAX \$2,280.00

Should be \$530

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~\$2,280.00~~

Parcel Identifier No. 0093346 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Marianna Montana, Esq.-Montana Law, PLLC 200 Pinner Weald Way, # 101, Cary, NC 27513

Brief description for the Index: LOT 125, PH 2B, MONTVALE SUBDIVISION

THIS DEED made this 10th day of DECEMBER, 2020, by and between

GRANTOR
POYTHRESS CONSTRUCTION COMPANY, INC.
1101 CLASSIC ROAD
APEX, NC 27539

GRANTEE
CARLOS S. CATALAHANA AND SPOUSE,
ARLETE CATALAHANA
114 BRADWYCK DRIVE
CARY, NC 27513

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of CARY, _____ Township, CHATHAM County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 125, MONTVALE SUBDIVISION, PHASE 2B, AS SHOWN ON MAP ENTITLED "MONTVALE SUBDIVISION, PHASE 2B, LOTS 109-134, 143-149, & 152-164" AND RECORDED IN BOOK OF MAPS 2019, PAGES 44 THROUGH 49, INCLUSIVE, CHATHAM COUNTY REGISTRY.

Property Address: 1409 MONTVALE RIDGE DRIVE, CARY, NC 27519

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2132 page 1083. 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 Book 2019 page 44-49.

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, other than the following exceptions:

Subject to: Ad Valorem Taxes; Any state of facts an accurate survey would disclose; Any and all Covenants, Easements, Restrictions and Rights of Way of record.

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

POYTHRESS CONSTRUCTION COMPANY, INC. (SEAL)
 (Entity Name)
 By: [Signature] Print/Type Name: _____
 Print/Type Name & Title: KEVIN N. POYTHRESS (SEAL)
President Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
 My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
 My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name _____

State of North Carolina - County or City of Wake
 I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that KEVIN N. POYTHRESS personally came before me this day and acknowledged that he is the President of POYTHRESS CONSTRUCTION, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 10 day of December, 2020.
 My Commission Expires: 2-21-2021 Eduardo Rodriguez Notary Public
 (Affix Seal) Notary's Printed or Typed Name _____

Eduardo Rodriguez
 NOTARY PUBLIC
 Wake County, NC
 My Commission Expires February 21, 2021