

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 400 Recording Time, Book and Page  
Account No. Parcel Identifier No. 0345866

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.) with benefit of a title examination.

THIS DEED made this 11<sup>th</sup> day of march, 2022 by and between

**GRANTOR**

**Jerry L. Gower, and Jerri Jo Miller f/k/a Jerri Jo Massey, married, and Tammy Gower Batts f/k/a/  
Tammy Gower Butler, married, and Clifton Edward Blackley and spouse, Joetta May Blackley f/k/a  
Joetta May Wriston, married**

**GRANTEE**

**Ping Chen, Married  
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 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 and more particularly described as follows:

The described property is more commonly known as:

All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 12609, Page, 587, Wake County Registry. A map showing the above described property is recorded in Book of Maps 2007, Page 1224, Wake County Registry.

The above described property  does  does not include the primary 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.

And the Grantor covenants with the Grantee, that Grantor 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 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: NONE KNOWN.

IN WITNESS WHEREOF, the Grantor 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.

Jerry L. Gower  
Jerry L. Gower

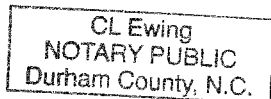
Joann Gower  
Joann Gower

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I, CL Ewing, a Notary Public for Durham County, State of NORTH CAROLINA, certify that Jerry L. Gower and Joann Gower, personally appeared before me this day, acknowledging to me that they signed the foregoing document: NORTH CAROLINA GENERAL WARRANTY DEED. Witness my hand and official stamp or seal, this the 11th day of March, 2022.

My Commission Expires: 06/13/2022

CL Ewing  
NOTARY PUBLIC:



Jerri Jo Miller  
Jerri Jo Miller

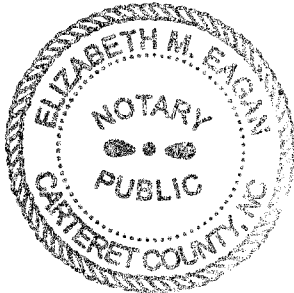
Robert Jason Miller  
Robert Jason Miller

STATE OF NORTH CAROLINA  
COUNTY OF Carteret

I, Elizabeth M Eagan, a Notary Public for Carteret County, State of NORTH CAROLINA, certify that Jerri Jo Miller and Robert Jason Miller, personally appeared before me this day, acknowledging to me that they signed the foregoing document: NORTH CAROLINA GENERAL WARRANTY DEED. Witness my hand and official stamp or seal, this the 9 day of March, 2022.

My Commission Expires: 1-19-23

Elizabeth M Eagan  
NOTARY PUBLIC:



Tammy Gower Batts  
Tammy Gower Batts

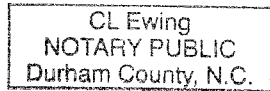
John David Batts  
John David Batts

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I, CL Ewing, a Notary Public for Durham County, State of NORTH CAROLINA, certify that Tammy Gower Batts and John David Batts, personally appeared before me this day, acknowledging to me that they signed the foregoing document: NORTH CAROLINA GENERAL WARRANTY DEED. Witness my hand and official stamp or seal, this the 17th day of March, 2022.

My Commission Expires: 06/13/2022

CL Ewing  
NOTARY PUBLIC:



Clifton Edward Blackley  
Clifton Edward Blackley

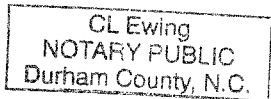
Joetta May Blackley  
Joetta May Blackley

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I, CLEWING, a Notary Public for Durham County, State of NORTH CAROLINA, certify that Clifton Edward Blackley and Joetta May Blackley, personally appeared before me this day, acknowledging to me that he signed the foregoing document: NORTH CAROLINA GENERAL WARRANTY DEED. Witness my hand and official stamp or seal, this the 11<sup>th</sup> day of March, 2022.

My Commission Expires: 06/13/2022

Clewing  
NOTARY PUBLIC:



**Exhibit "A"**

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