

ER
NA



20151222000250050 DEED
Bk:RB6056 Pg:357
12/22/2015 08:23:26 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$3200.00

NA

Excise Tax \$3200
Parcels 9886118133 and 9886404528 YKB

This instrument prepared by: J Alan Campbell, a licensed North Carolina attorney.
Return to Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this day 19th day of December, 2015, by and between:

GRANTOR: Fox Hill Farm, L.L.C., a North Carolina limited liability company

Address: 200 New Sharon Church Rd,
Hillsborough, NC 27278

GRANTEE: Timothy P. Malia and spouse Rebecca E. Malia

Address: 1910 E. Chapman Ct.
Hillsborough, NC 27278

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

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

See attached Exhibit A



TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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 following: ad valorem taxes for 2015, matters which would be revealed by a current survey, zoning ordinances, and all easements, rights of way and other matters of record including without limitation those matters expressly referenced in this Deed.

Restrictive Covenant

Grantee, by acceptance of this deed, acknowledges and agrees that the Property cannot and will not be subdivided in such a way that the total number of parcels resulting from such subdivision is greater in number than fourteen (14). Furthermore, if Grantee subdivides any portion of the Property, any new lot created by the subdivision must be equivalent to or greater than ten (10) acres. This restrictive covenant shall be binding upon Grantee its heirs, successors and assigns and shall run with the land.

Right of First Refusal

Grantee, by acceptance of this deed, acknowledges and agrees that Linda Fox is hereby granted a Right of First Refusal to purchase the lot which is currently designated as Lot 8 containing approximately 13.21 acres (the "ROFR Parcel") as shown on Grantee's preliminary plat of the Property titled "The Preserve at Hawk View" and dated 12/18/2015 and prepared by R. S. Jones & Associates Inc., Land Surveyors which is incorporated herein by reference. In the event that Grantee shall receive a bona fide offer for purchase of the ROFR Parcel which Grantee intends to accept (the "Purchase Offer"), Grantee shall immediately notify Linda Fox in writing via email with a copy email to J Alan Campbell Law and attach a copy of the Purchase Offer. Linda Fox shall have a period of seven (7) days after receipt of said notice to give written notice of her intent to exercise her Right of First Refusal through return email notification to Grantee. The parties agree to use reasonable efforts to confirm receipt of all notices provided herein. In the event that Linda Fox exercises her Right of First Refusal she shall have a period of forty-five (45) days after giving notice of her intent to exercise to complete the purchase transaction in accordance with the Purchase Offer. In the event that Linda Fox does not provide timely notice of her intent to exercise her Right of First Refusal, Grantee shall be authorized to proceed with the transaction in accordance with the Purchase Offer, provided that the transaction shall be closed within 120 days and if Grantee continues to own said property after said 120 days Linda Fox shall again have a Right of First Refusal under the same terms above as to any subsequent transaction.

This Right of First Refusal shall continue in effect until the conveyance of the ROFR Parcel to Linda Fox or to a third party pursuant to this Right of First Refusal, at which time it shall automatically expire and terminate. If the ROFR Parcel is not conveyed to Linda Fox or to a third party pursuant to this Right of First Refusal, this Right of First Refusal shall terminate and expire on the date that is twenty (20) years from the date this Right of First Refusal is recorded.

This is not Grantor's principal residence.



20151222000250050
R86056 359 3/4

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

Fox Hill Farm, L.L.C.,

BY: _____ (Seal)

J Alan Campbell

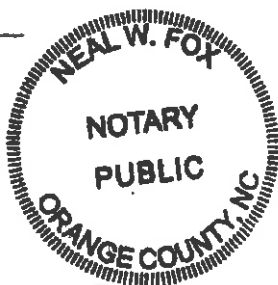
Its: Manager

STATE OF North Carolina

COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **J. Alan Campbell as Manager of Fox Hill Farm, L.L.C.,**

Date: 12-19-2015



[Official Seal]

Neal Fox
Notary Public

Print Name: NEAL W. FOX

My commission expires: 11-09-2019



EXHIBIT A

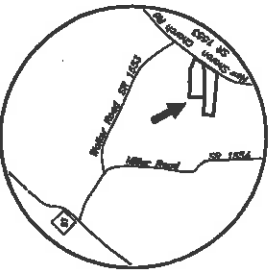
Tract One: BEING all of Tract 1 containing 178.29 acres, more or less, as shown on the plat entitled "FOX HILL FARM, EXEMPT SUBDIVISION" recorded in Plat Book 88, Pages 163-165, Orange County Registry, reference to which is hereby made for a more complete description.

PIN: 9886-11-8133

Tract Two: BEING all of Tract E containing 25.00 acres, more or less, as shown on the plat entitled "PROPERTY OF LAURA WATKINS ESTATE" recorded in Plat Book 71, Pages 12-13, Orange County Registry, reference to which is hereby made for a more complete description.

PIN: 9886-40-4528

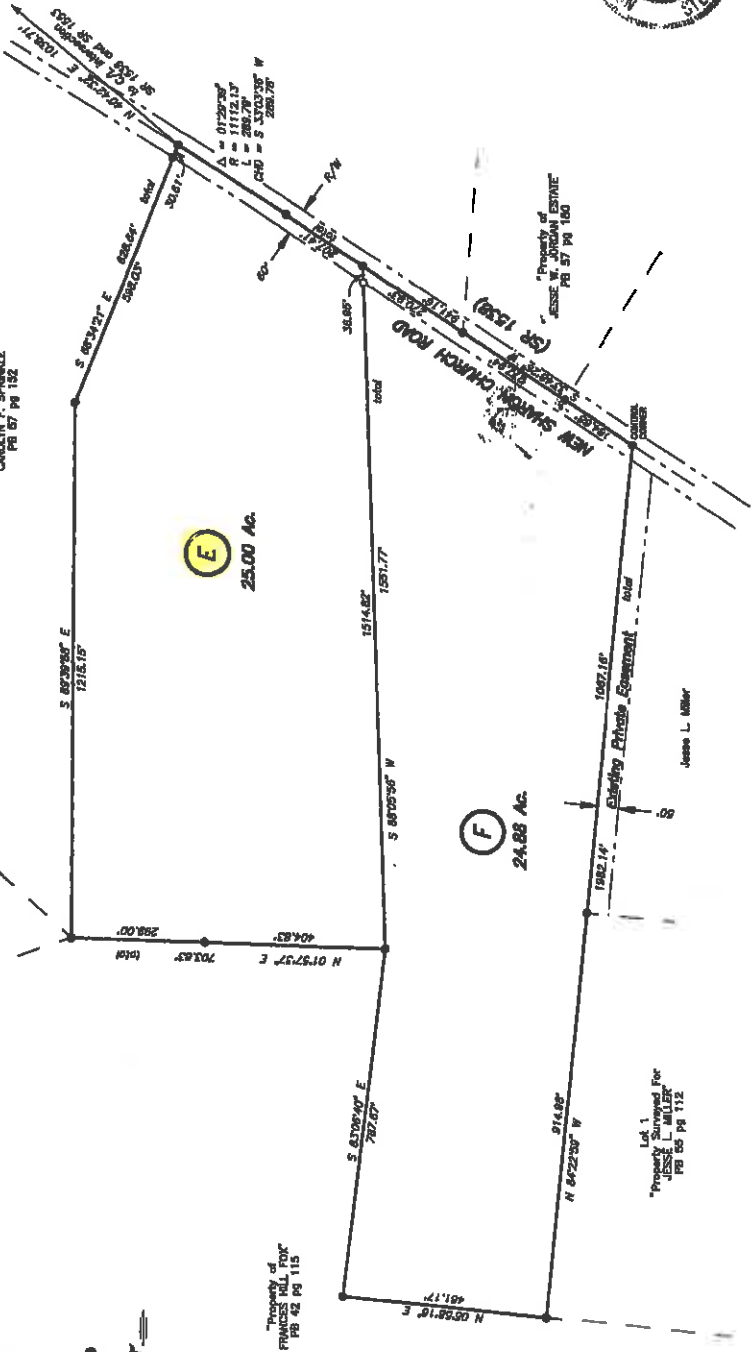
VICINITY MAP



FILED
DEPT. OF REVENUE
1994 ROAD 18 PM 3 29
COUNTY CLERK
SEALS
RECORDS

Lot D
"PROPERTY OF
LAURA WATKINS ESTATE"
March 15, 1984
(ENT Land Survey, Inc.)

Lot A
"PROPERTY SURVEYED FOR
BILLY W. SPRANKLE
CAROLYN and SPRANKLE
PB 87 PG 182



PROPERTY OF
LAURA WATKINS ESTATE
ENO TWP., GRANGE CO., NORTH CAROLINA
MARCH 17, 1994

SCALE 1"=200'
0 200 400
Existing Iron Stake
Existing Corner, Mon.
Iron Stake Set
Corners, Mon. Set
Corners, Mon. Set
PK Nail Set

INDEX CLERK-GRANGE COUNTY
The Grange Commissioners
A. R. Chatham, Jr.
Notary Public of the State of North Carolina
I hereby certify that the division of property shown
and described herein is correct from the Grange
County Records, transmitted to me by the
County Clerk of said County on the 17th day of March
1994, and that the same is correct and true to the
best of my knowledge and belief.

I hereby certify that the division of property shown
and described herein is correct from the Grange
County Records, transmitted to me by the
County Clerk of said County on the 17th day of March
1994, and that the same is correct and true to the
best of my knowledge and belief.
Cheri Kist 3-17-94
Notary Public of the State of North Carolina
Lot E = 9886-40-4538 5.13..16
Lot F = 9895-49-1626 5.13..10
TM 8.12..18
PN 9886-40-3550 present pin

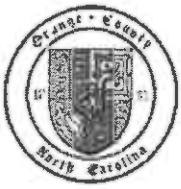
I, Steve E. Wilson, L.S. 2733, certify that this plat was
drawn from an actual field survey performed under my
direction and supervision; the ratio of reduction is
1:10,000; I have not surveyed any shown, broken, and
unmarked lines, nor have I been furnished with any
information in accordance with G.S. 41-25, or otherwise,
this survey is of a representation of existing parcels of
land, and is not a representation of the actual
distribution of subdivisions.
Witness my original signature, registration number, and
date this 17th day of March 1994.
Steve E. Wilson
Land Surveyor



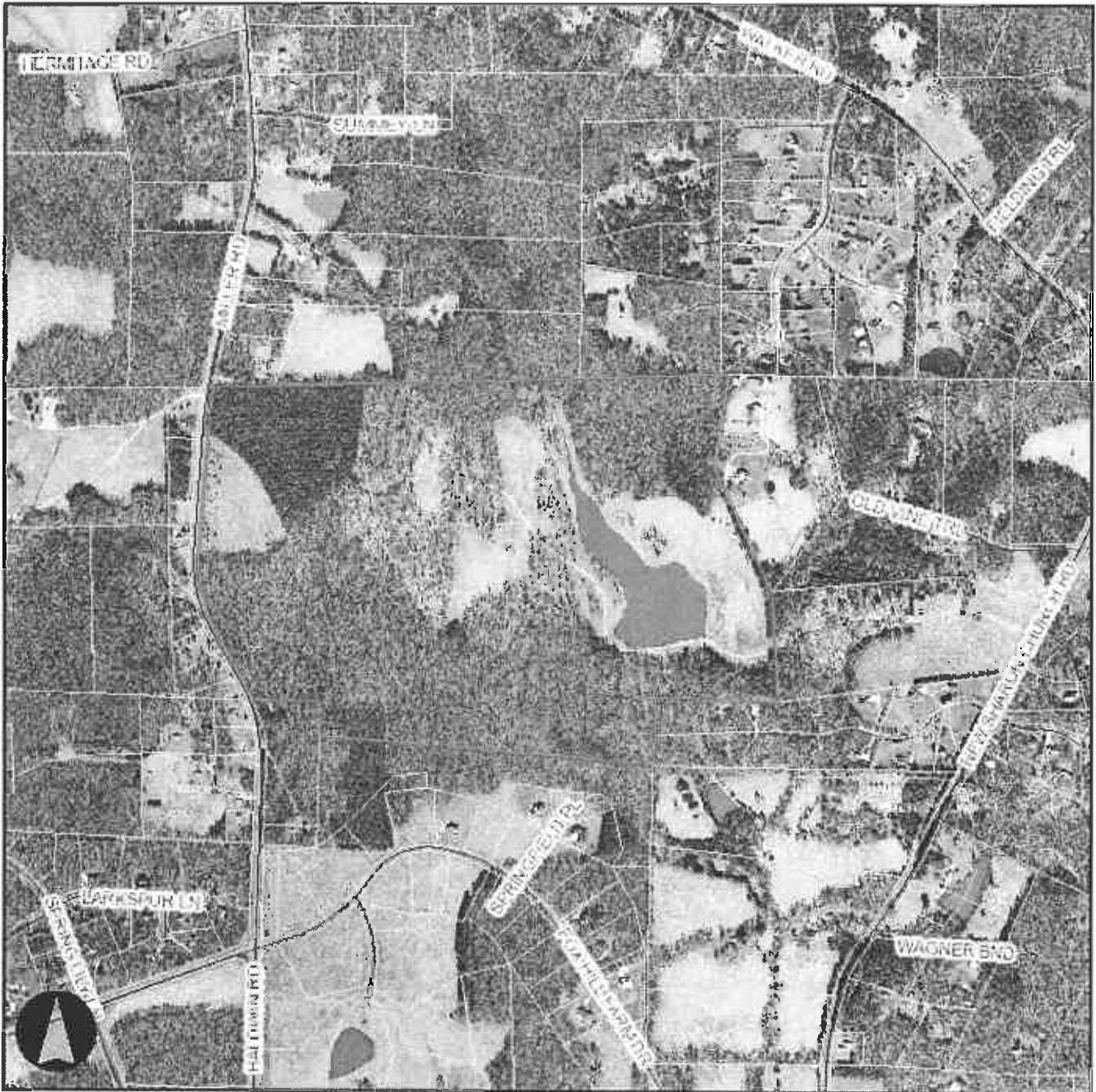
NORTH CAROLINA, GRANGE COUNTY
I, a Notary Public of the County and State aforesaid,
certify that **Cheri Kist**, a Notary Public, is duly
qualified to perform the duties of a Notary Public
in the execution of the foregoing instrument.
Witness my hand and seal this 17th day of March
1994.
Cheri Kist
Notary Public
My commission expires: 5/25/98



ENT
Land Surveyors, Inc.
258 S. Church St., Waverly, NC
752-8382



Orange County, NC GIS



1 inch = 1000 feet

Search Results (1)

shape	ESRI.ArcGIS.ADF.Web.Geometry.Polygon
PIN	9886118133
PINSTATUS	ACTIVE
OWNER_TYPE	
IOFLAG	
OWNER1_LAST	MALIA

SUBCODE	
LEGAL_DESC	1 FOX HILL FARM P88/164-165
RATECODE	00
SCHOOL_SYSTEM	Orange County Schools
LANDVALUE	67705
BLDGVALUE	0
BLDGCNT	
VALUATION	67705
TAXSTATUS	A
FARMUSE	
USEVALUE	1524154
DEEDREF	6056/357
LEGALREF	
DATESOLD	12/22/2015 12:00:00 AM
TAXSTAMPS	3200
STAMPVALUE	1600000
SUBDIVISION_NAME	
TOWNSHIP_NAME	ENO
SQFT	NaN
YEARBUILT	
SHAPE.fid	9816476
shape.area	7802147.28336904