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JB



Doc No: 30032412
Recorded: 10/22/2020 11:31:24 AM
Fee Amt: \$26.00 Page 1 of 6
Excise Tax: \$3,000.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6685 PG 1782 - 1787 (6)

Gomez Alan Boston Jr

"This instrument prepared by: William J. Riley, a licensed North Carolina attorney.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
upon disbursement of closing proceeds." per NCGS 161-31

1 of 3

NORTH CAROLINA GENERAL WARRANTY DEED

Excise tax: \$3,000.00
Brief description: 100 & 102 S. Merritt Mill Road, Chapel Hill, NC 27516-2330
Parcel Ref No.: 106361 & 106362
PIN: 9788-05-6945 & 9788-05-6895 *KPC*

RETURN TO: grantee at address below

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED

made this 21 day of October, 2020,
by and between

GRANTOR:

MMCA ASSOCIATES, A NC GENERAL PARTNERSHIP
PO Box 1329
Chapel Hill, NC 27514

GRANTEE:

TECHNOCOMPEX, INC., A NC CORPORATION
PO Box 2133
Chapel Hill, NC 27515,

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 and more particularly described as follows:

See Exhibit "A"
 Legal description for
100 & 102 S. Merritt Mill Road
Chapel Hill, NC 27516-2330
 attached hereto

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Deed Book 572 at 560 & Deed Book 572 at 565**, Orange County Register of Deeds.

A map showing the above described property is recorded in **Plat Book 2 at 46**, Orange County Register of Deeds; and referenced within this instrument.

The above described property _____ does J/A 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 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: those of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

MMCA ASSOCIATES, A NC GENERAL PARTNERSHIP
 Name of Entity

Joe Hackney (seal)
Signature of Partner

JOE HACKNEY
Name of Partner

STATE OF NORTH CAROLINA

ACKNOWLEDGEMENT & JURAT

COUNTY OF Orange

I, Elizabeth Jacobs, a Notary Public of

the State of NC, County of Orange

certify that **JOE HACKNEY**, known to me or providing appropriate identification, personally appeared before me this day, acknowledging to me that he is a **General Partner of MCAA Associates**, a **NC General partnership**; and, having been put under oath, he did swear or affirm that he has authority from all partners that he has authority to execute this document on behalf of the said partnership.

Witness my hand and official stamp or seal, this the 21 day of October, 2020

Elizabeth Jacobs
Signature of Notary Public

NP seal/stamp

My commission expires on: 5/12/2023

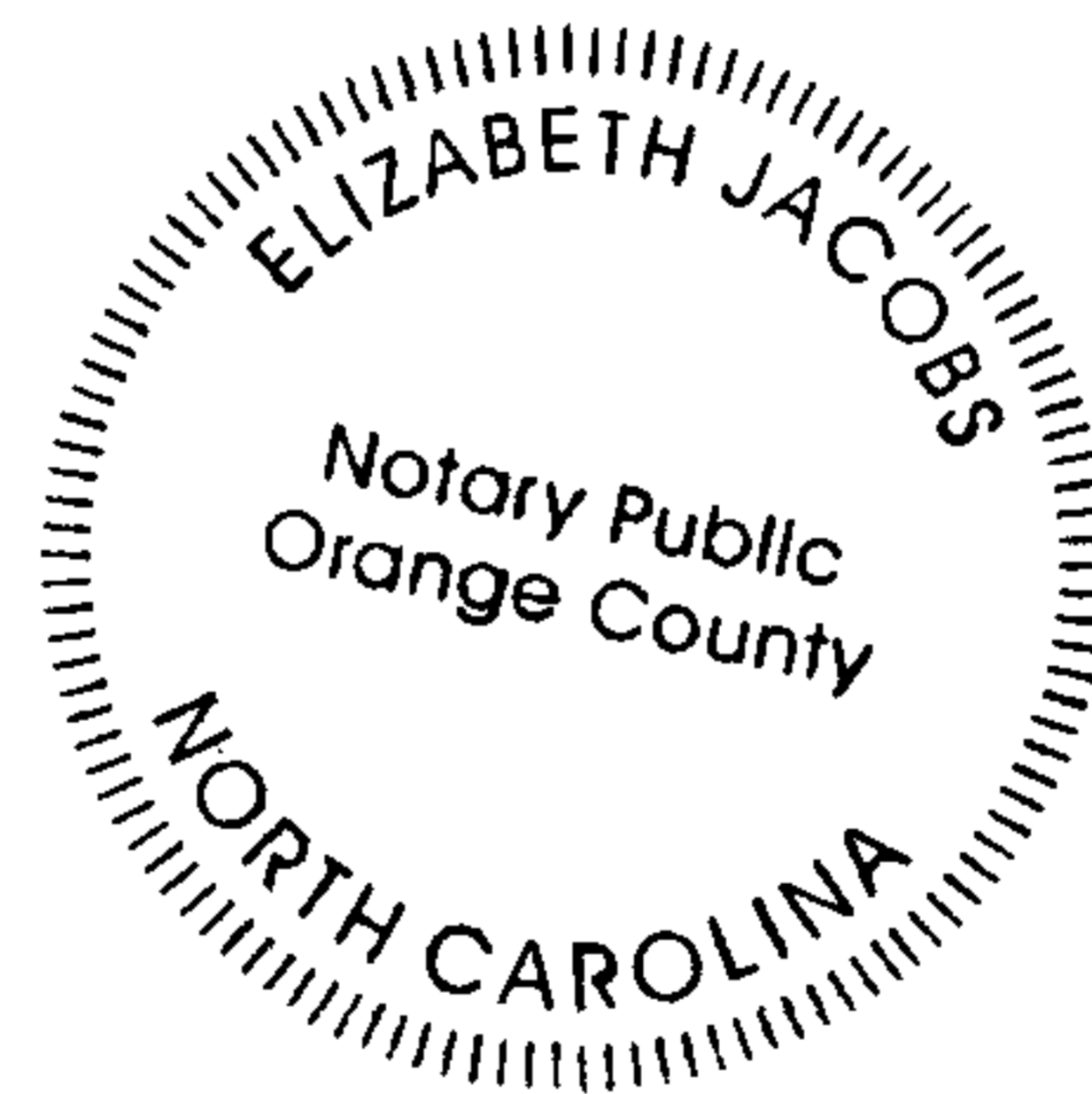


Exhibit "A"

Legal description for
100 S. Merritt Mill Road
Chapel Hill, NC 27516-2330

0.24 acres, more or less,
located in the County of Orange, Township of Chapel Hill,
BEGINNING at a stake on the south side of Brewer Lane in the Town of Carrboro,
said stake being the northwest corner of the tract shown on the plat hereinafter referred to, running
thence

- | | |
|--|---|
| South 19deg 15min East 68.5 feet | 1 |
| to a point; | |
| running thence | |
| North 70deg 15min East approximately 56.0 feet | 2 |
| to a point on the outer edge of the western wall of the service station building
located on said tract; | |
| running thence, with the outer edge of the western wall, | |
| in a southerly direction approximately 3 feet | 3 |
| to the southwestern corner of said building; | |
| running thence, along and with the outer edge of the southern wall of said building | |
| in an easterly direction approximately 28.4 feet | 4 |
| to the southeastern corner of said building; | |
| running thence, with the outer edge of the eastern wall of said building, | |
| in a northerly direction 3 feet | 5 |
| to a point; | |
| running thence | |
| North 70deg 15min East approximately 70 feet | 6 |
| to a point in the western margin of Merritt Mill Road; | |
| running thence | |
| North 19deg 15min West 68.5 feet | 7 |
| to a point in the intersection of Merritt Mill Road, East Franklin Street and
Brewer Lane, the northeast corner of said tract shown on the plat hereinafter
referred to; | |
| running thence, along the southern margin of Brewer Lane, | |
| South 70deg 15min West 154.4 feet | 8 |
| to the point and place of BEGINNING; | |

and BEING ALL of the tract and building and land situated beneath said building as shown on that
(apparently unrecorded) plat of a survey by J. Watts Copley & Associates, Registered Land Surveyors,
dated January 2, 1964, and denominated "Property of William W. Gantt and Charles A. Gantt".

Being described as well as **ALL of Lot 1, and PARTS of Lots 2 & 6,**
McClam Property,
per plat of survey thereof recorded in

Plat/Map Book 2 at Page 46.

LESS the property taken by the North Carolina Department of Transportation,
by deed recorded in **Deed Book 6673 at page 2070, Orange County Register of Deeds.**

PIN: formerly, 9788-05-5853
currently, 9788-05-6945

Back deed: DB 572 at 560
DB 6673 at 2070

Exhibit "A"

Legal description for
102 S. Merritt Mill Road
Chapel Hill, NC 27516-2330

0.61 acres, more or less,

located in the County of Orange, Township of Chapel Hill,
LYING and being on the West side of Merritt Mill Road in the Town of Carrboro, NC,
BEGINNING at an iron stake in the West property line of Merritt Mill Road,
Northeast corner of the property of (now or formerly) Bennett & Blocksidge;
running thence, with the West property line of Merritt Mill Road,

North 19deg 15min West 190 feet

1

to a nail in the concrete pavement at this point,

(now or formerly) W.T. Gantt's Southeast corner of his service station lot;

thence, passing through the end of the service station building,

South 70deg 15min West, 154.4 feet

2

to an iron stake in the east line of Lot No. 7, Gantt's Southwest corner;

thence, with the east line of said Lot No. 7,

South 19deg 15min East 158 feet

3

to an iron stake in the north line of Bennett & Blocksidge Property,

Southeast corner of said Lot No. 7;

thence, with Bennett & Blocksidge,

North 83deg 45min East 157.9 feet

4

to the BEGINNING;

as surveyed and plotted by Frank M. Carlisle, July 6, 1959,
and BEING **PARTS of Lots 2 and 6** and **ALL of Lots 3, 4 and 5**
of the **McClam Property**,

as originally surveyed and mapped by J. Ralph Weaver, Registered Surveyor, August 11, 1934,
which map is recorded in **Map Book 2, Page 46,**
Orange County Registry,

LESS that property taken by the Department of Transportation, described in that deed recorded in
Book 6673 at Page 2070, Orange County Register of Deeds.

PIN: formerly 9788-05-6704
currently 9788-05-6895

Back deed: DB 572 at 565
DB 673 at 2070