

Ex
SR



20190301000035520 DEED
Bk:RB6583 Pg:135
03/01/2019 10:29:02 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$600.00

JB

FOR MULTIPLE PIN SHEET
SEE BOOK 6583 PAGE 134

State of North Carolina
County of Orange

Excise Tax: **\$600.00**
Parcel ID# **Multiple Parcels**

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by & Return to: Vyas Realty Law d/b/a Nikhil Vyas, Esq.
4934 Windy Hill Drive | Raleigh, NC 27609

THIS DEED, made and entered into this the 27th day of February 2019 by and between:

GRANTOR	GRANTEE
MV Ventures LLC A New Jersey Limited Liability Company <u>Mailing Address:</u> 1120 Clinton St. 5A Hoboken, NJ 07030	Jaclyn B Rosenberg Newport Residence Trust <u>Property Address:</u> 100-109, 111 & 113 Crestwood Circle Chapel Hill, NC 27516

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.

W I T N E S S E T H :

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 ATTACHED HERETO



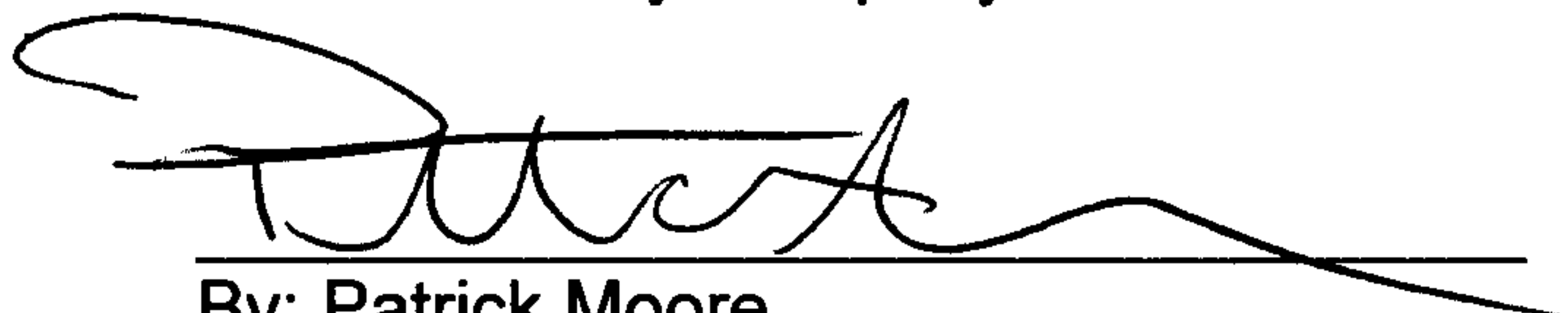
The above described property ____ does ☒ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the Grantee(s) and heirs and assigns, free and discharged of all right, title, claim, or interest of the Grantor(s) or anyone claiming by, through, or under them.

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.

IN TESTIMONY WHEREOF, said Grantor(s) have hereunto set their hands and seals the day and year first above written.

**MV Ventures LLC, A New Jersey
Limited Liability Company**


By: Patrick Moore
Title: General Partner

NORTH CAROLINA, Wake COUNTY

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:

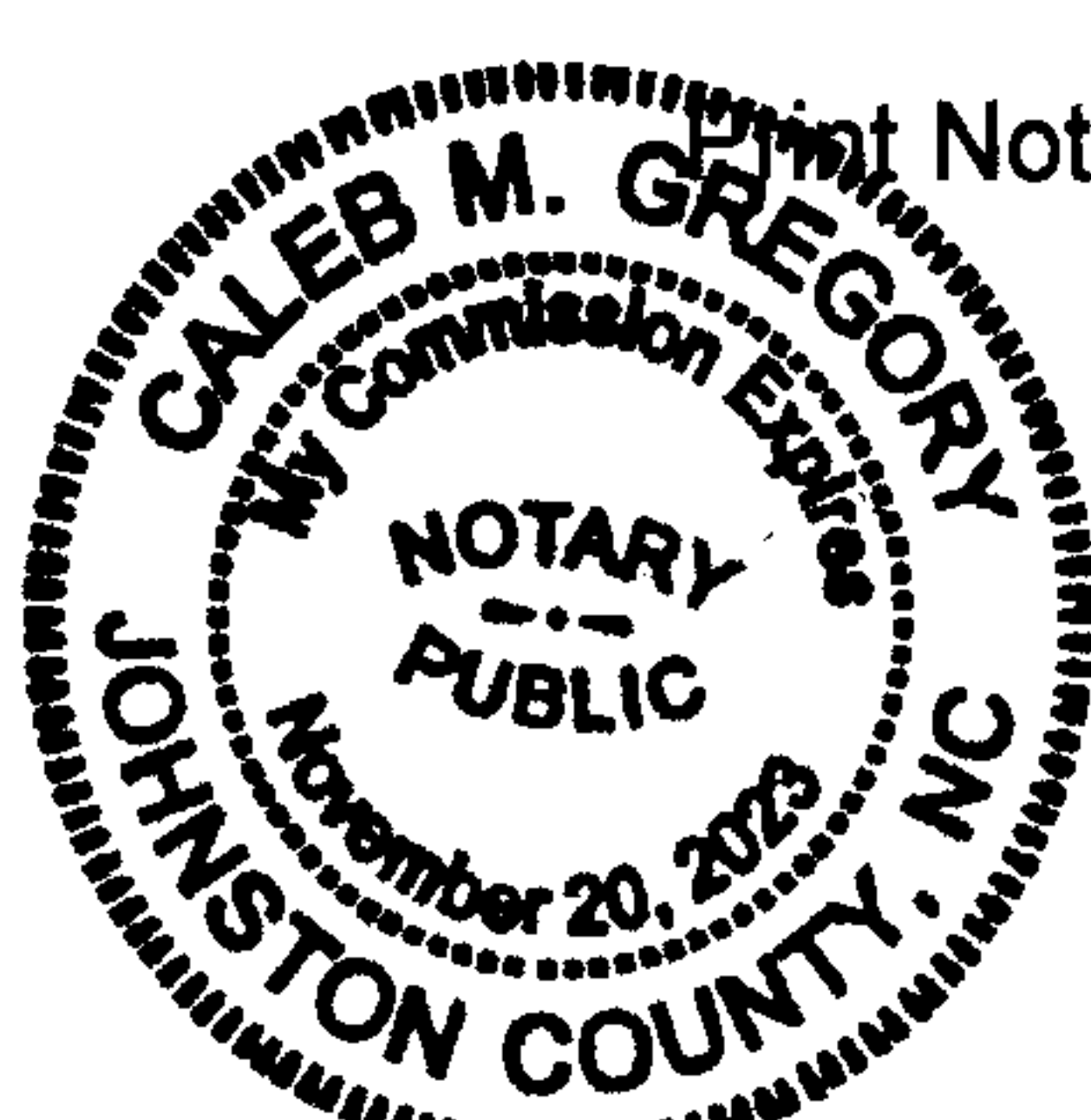
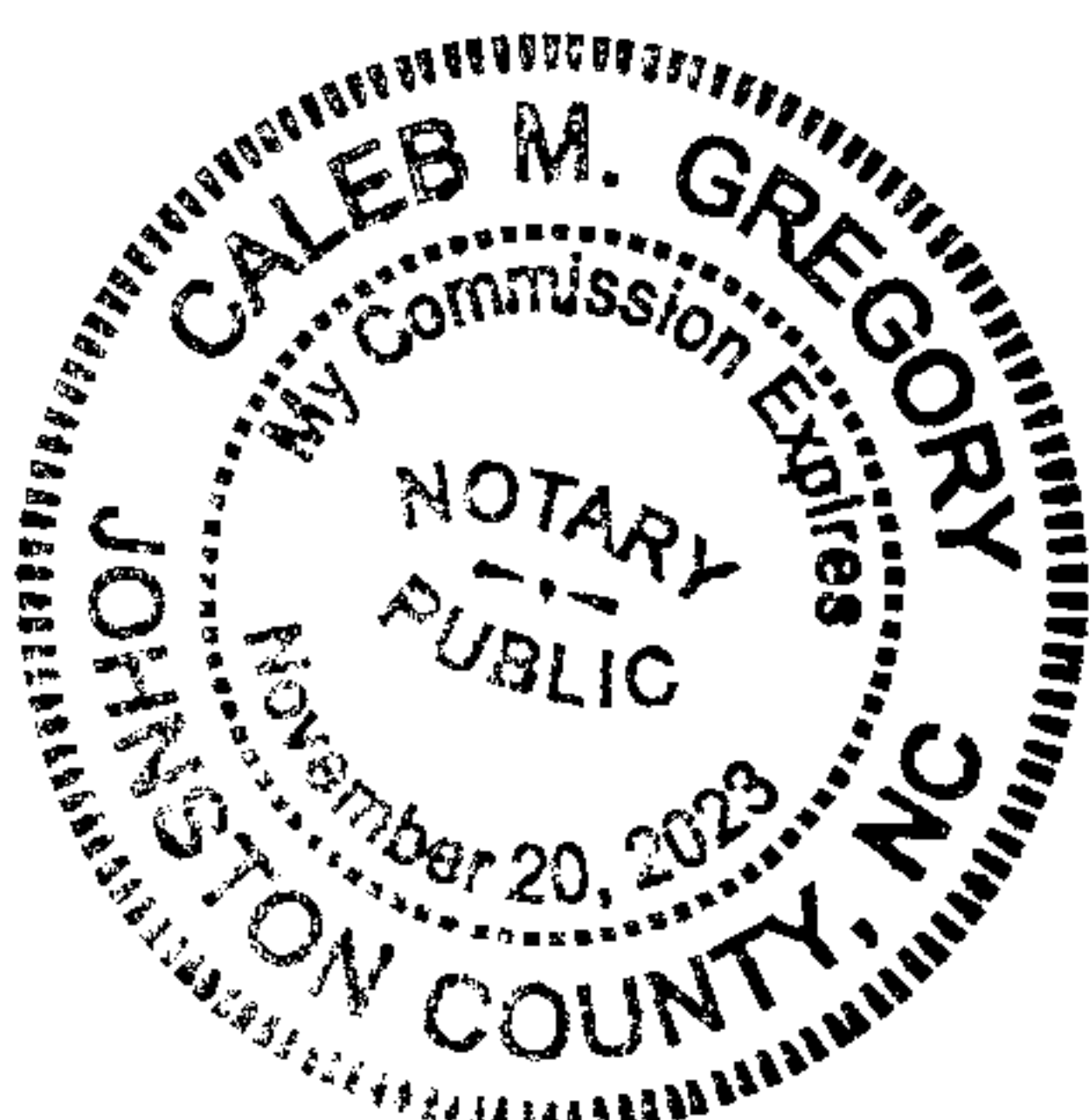
Patrick Moore (General Partner) of MV Ventures LLC

Witness my hand and official stamp or seal, this the 27 day of February 2019.

My Commission Expires: 11/20/2023


Notary Public

Print Notary Name: Caleb M. Gregory





**EXHIBIT A
LEGAL DESCRIPTION**

Lying and being in Chapel Hill Township, Orange County, North Carolina and shown as Lots 1-7, inclusive, and Lots 16-20, inclusive, on the plat of the survey by PCA & Associates, Alois Callemyn (L2544), dated October 15, 1990, entitled - RECOMBINATION OF CRESTWOOD SUBDIVISION, PROPERTY SURVEYED FOR LARRY COLIE - and recorded in Plat Book 55 at page 189 of the Orange County Registry.

Property Commonly Known As: 100-109, 111 & 113 Crestwood Circle, Chapel Hill, NC 27516

PIN# 9759-97-5901	(TM 7.111C..1)	Lot 1
PIN# 9759-97-2991	(TM 7.111C..2)	Lot 2
PIN# 9759-97-0992	(TM 7.111C..3)	Lot 3
PIN# 9759-87-8993	(TM 7.111C..4)	Lot 4
PIN# 9759-87-6964	(TM 7.111C..5)	Lot 5
PIN# 9759-87-4921	(TM 7.111C..6)	Lot 6
PIN# 9759-87-2825	(TM 7.111C..7)	Lot 7
PIN# 9759-97-3646	(TM 7.111C..16)	Lot 16
PIN# 9759-97-1657	(TM 7.111C..17)	Lot 17
PIN# 9759-87-9658	(TM 7.111C..18)	Lot 18
PIN# 9759-87-7761	(TM 7.111C..19)	Lot 19
PIN# 9759-87-5763	(TM 7. 111C..20)	Lot 20

The property hereinabove described was acquired by Grantor by instrument recorded on 03/28/2013 in Book 5574, Page 578, Orange County Registry.