

JB
29386

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,132
Parcel Identifier No. 9874-06-4291 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee
This instrument was prepared by: Elizabeth (Robin) Lackey Jacobs
Brief description for the Index:

THIS DEED made this 23 day of April, 2021, by and between

GRANTOR	GRANTEE
VINCENT TESORO, II, Free Trader PO Box 1264 Hillsborough, NC 27278	KING AND CHURTON, LLC, a Delaware limited liability company 8 The Green STE B Dover, DE 19901

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 situated in the Town of Hillsborough, Orange County, North Carolina and more particularly described as follows:

BEGINNING at the intersection of the Southwest property lines of West King Street and South Churton Street in the Town of Hillsborough NC, thence South 1 degree 00" West 33.72 feet to the property line of H.P. Cole; thence with the Cole line North 89 degrees 22' West 30.60 feet, a common corner with Bob Minnis; thence with the Minnis line North 00 degrees 20' East 33.82 feet to South building line West King Street; thence with the South building line West King Street South 89 degrees 10' East 31.00 feet to the place and point of beginning, in accordance with the plat of the survey of the Property of Fred S. Cates made by Credle Engineering Company, May, 1963, recorded in the Office of the Register of Deeds of Orange County in Plat Book 12, at Page 29.

The dimensions above described place the southern line of the lot herein conveyed in a joint brick wall with the property of H. P. Cole and it is expressly understood that all rights now owed by Grantor in said wall are hereby

submitted electronically by "Bagwell Holt Smith-SV"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

conveyed and included in this deed. See deed: dated June 2, 1944 from S. M. Hedreck and wife to H. P. Cole and wife, Nannie Crabtree Cole, recorded in Deed Book 119, Page 229, Orange County Registry.

The property hereinabove described was acquired by Grantor by deed recorded in Book 3208 Page 363, Orange County Registry.

The property herein conveyed does not include the primary residence of a 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, other than the following exceptions:

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

Vincent Tesoro II (SEAL)
VINCENT TESORO, II

State of North Carolina
County of Orange

I, a Notary Public in and for the county and state aforesaid, do certify that the following named person(s) appeared before me this day and acknowledged that they executed the foregoing document for the purposes therein expressed: Vincent Tesoro, II.
Witness my hand and Notarial stamp or seal this 23 day of April, 2021.

E. Jacobs Notary Public
Printed Name: Elizabeth Jacobs

My commission expires: 5/12/2023

