

SR  
ER



20180911000174510 DEED  
Bk:RB6520 Pg:167  
09/11/2018 11:49:57 AM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$445.00

SR

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.  
(without benefit of title examination)  
Return to: Grantee

Excise Tax: \$ 445.00

Parcel ID Number: 9880259857.006 *MAB*

**THIS DEED** made this 2<sup>nd</sup> day of September, 2018 by and between

**GRANTOR**

KEVIN M. LEIBEL and spouse, ANN B. LEIBEL  
105 St. Andrews Place  
Chapel Hill, NC 27517

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

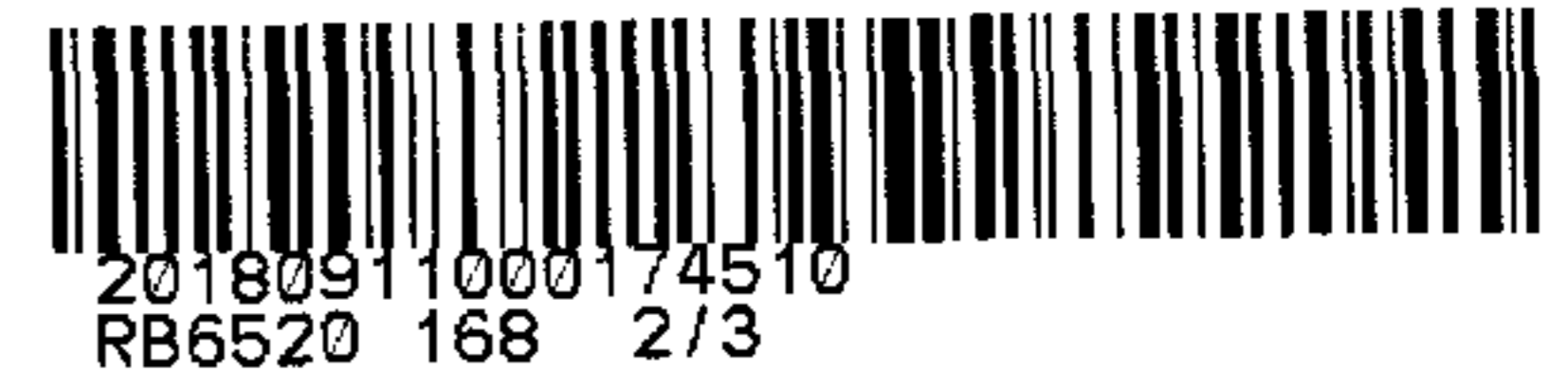
**GRANTEE**

R & A Capital Investments, LLC  
A North Carolina Limited Liability Company  
151 E. Rosemary St., Ste. 205  
Chapel Hill, NC 27514-3539

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

See EXHIBIT A attached hereto and incorporated herein by reference.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6294, Page 129, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, 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:

Subject to 2018 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

[Signature] (SEAL)  
KEVIN M. LEIBEL

[Signature] (SEAL)  
ANN B. LEIBEL

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R. Hadler, Notary Public for the County of ORANGE, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: KEVIN M. LEIBEL and ANN B. LEIBEL, Grantors. Witness my hand and official stamp or seal, this the 8th day of September, 2018.

[Signature]  
Notary Public  
My Commission Expires:

wrh/tlm

WAYNE R. HADLER  
NOTARY PUBLIC  
Orange County  
North Carolina  
Commission Expires 05/22/20

WAYNE R. HADLER  
NOTARY PUBLIC  
Orange County  
North Carolina  
My Commission Expires May 22, 2020



Exhibit "A"

BEING all of that condominium unit located in Orange County, North Carolina, and designated and described as Unit 125 by that Declaration of Condominium for Timberhill Executive Office Condominium of record at Book 1384, at Page 537, Orange County Registry; together with all rights, titles, interests, privileges and easements appurtenant thereto as set forth in that Declaration of Covnenants, Condition and Restrictions of record at Book 1258, at Page 158, Orange County Registry; and together with all other rights, titles, interests, privileges and easements appurtenant thereto.

PIN: 9880259857.006