



20180518000090180 DEED
Bk:RB6465 Pg:287
05/18/2018 12:38:41 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$813.00

aw

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$813.00

Parcel Identifier No. 0806-06-4420
0806-05-7202

Verified by *aw* County on the ___ day of _____, 20__

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 1001 Lipscomb Grove Church Road, Hillsborough, NC 27278

THIS DEED is made this 15th day of May, 2018, by and between

GRANTOR	GRANTEE
ANDREW EDWARD CARR and spouse, MADELINE CARR	BRIAN O'HARA and, spouse, MELISSA O'HARA

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 **Orange County**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

Andrew Edward Carr (SEAL)
ANDREW EDWARD CARR

Address: 2395 Vienna Dozier Rd.
Pfafftown NC 27048

Madelene Carr (SEAL)
MADELINE CARR

Address: 2395 Vienna Dozier Rd
Pfafftown NC 27040

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

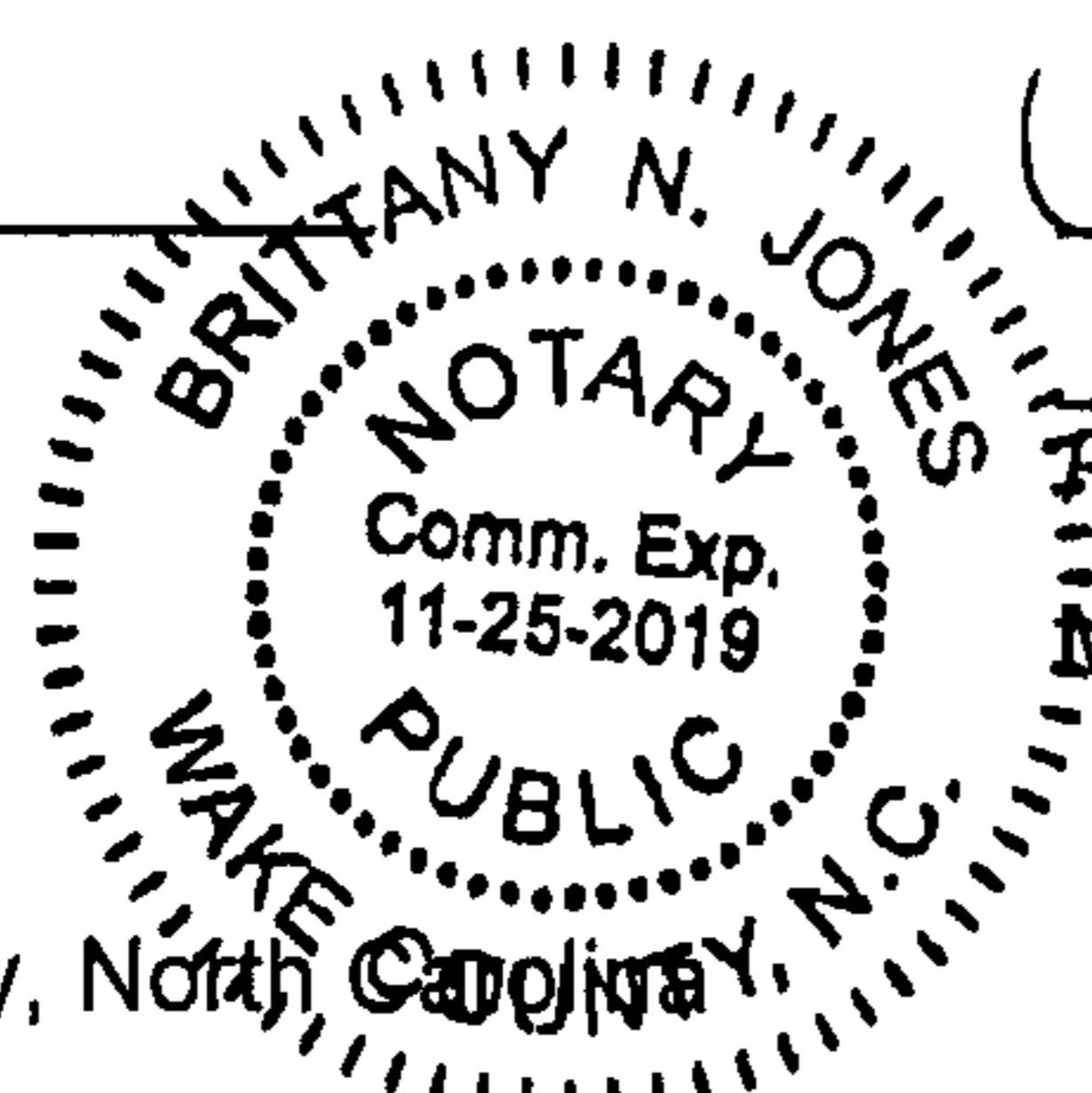
The property conveyed herein includes does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

Orange County, North Carolina

I hereby 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: **ANDREW EDWARD CARR**

Date: 5/18/18

(Official Seal)



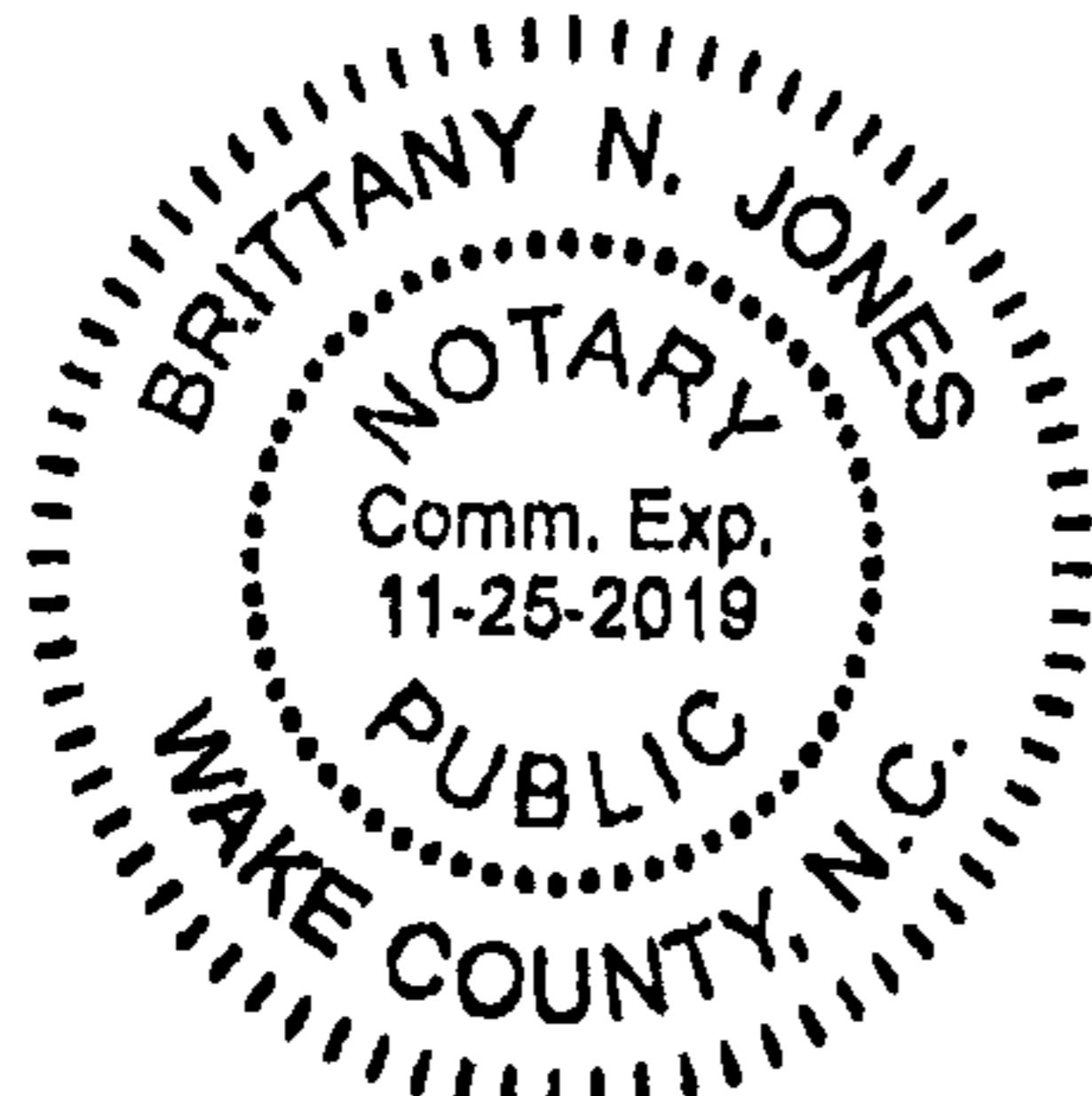
Brittany N. Jones
Brittany N. Jones, Notary Public
Printed Name of Notary Public
My commission expires: 11/25/19

Orange County, North Carolina

I hereby 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: **MADELINE CARR**

Date: 5/18/18

(Official Seal)



Brittany N. Jones
Brittany N. Jones, Notary Public
Printed Name of Notary Public
My commission expires: 11/25/19

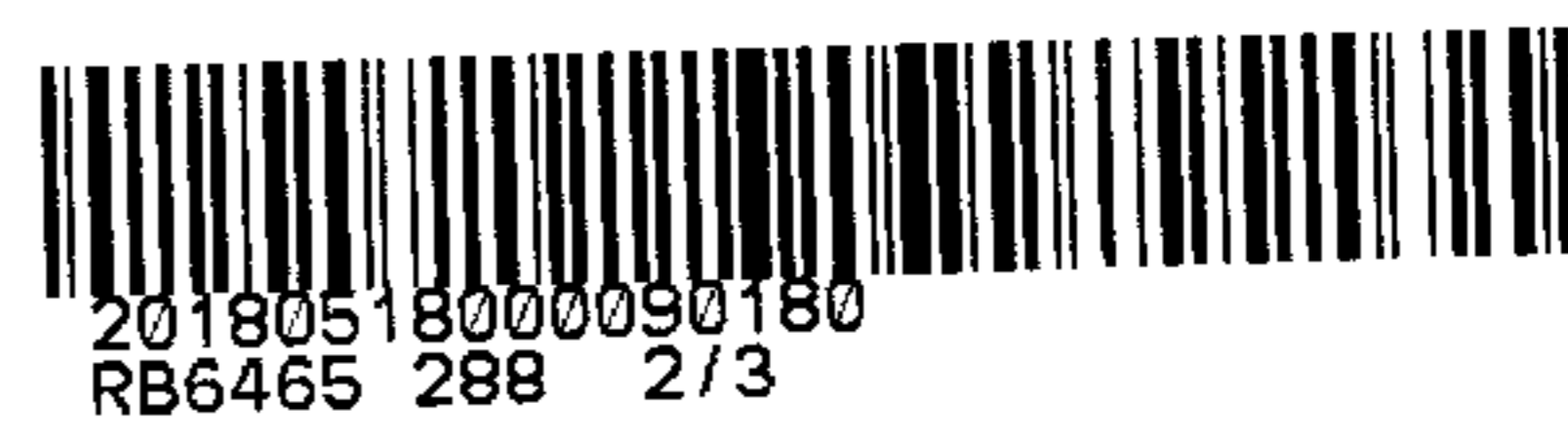


EXHIBIT A

TRACT 1:

ALL THAT CERTAIN tract or parcel of land situate, lying and being in Eno Township, Orange County, North Carolina, adjoining the property of John W. Spencer, Jesse Martin and others and more particularly described as BEGINNING at an iron stake in the Northern line of the Jesse Martin property, John W. Spencer's Southeast corner and which point is established by measuring South 83°05' East 671.2 feet along said Jesse Martin's line and a steel spike in the center of North Carolina Secondary Road #1548, this being the Schley-Durham Road, and running thence with the line of Jesse Martin's property and the Gus Wilson heirs property South 81°58' East 1285 feet to an iron stake, rocks and pointers, the Southwest corner of the Sulia Parris property; running thence with the line of that property North 7°08' East 2188 feet to a rock pile and pointers, the Southeast corner of the property of Sam Green; running thence with the line of the Green and Roberts properties North 83°09' West 1587.9 feet to an iron stake and pointers, the Northeast corner of the property of Grover Dezern; running thence with said Dezern's line South 5°13' West 777.8 feet to an iron stake, John W. Spencer's Northwest corner; running thence with the said Spencer's line the following courses and distances: South 83°09' East 750 feet to an iron stake, South 6°51' West 580.8 feet to an iron stake, North 83°09' West 478.8 feet to an iron stake and South 6°51' West 803.1 feet to the BEGINNING, containing 63.36 acres, more or less, as surveyed by Robert A. Jones, Registered Surveyor, with license #L639, on February 20, 1963, and being a part of the same land conveyed to Charles V. Berry and wife, by deed of Otha W. Evan and wife by deed dated November 3, 1958, recorded in Book 168, Page 520, and by deed of William F. Jones and wife, dated November 20, 1958, recorded in Book 168, Page 675, and being the same land conveyed by Charles V. Berry and wife, Dorothy Jean Berry to Cecil Crawford and wife, Margaret R. Crawford, recorded in Book 192, Page 14, Orange County Registry.

There is also conveyed to the parties of the second part the right and easement to use for the purposes of ingress and egress into and out of this property and from the above mentioned Schley-Durham Road over a thirty (30) foot strip of land running from the Southwest corner of the property herein conveyed and along the Jesse Martin line Westward to the said road and as reserved in the deed from Charles V. Berry and wife, to J.W. Spencer, which deed is dated July 27, 1961, and recorded in Book 183, Page 10, Orange County Registry.

PIN: 0806-06-4420

TRACT 2:

CONSISTING of 1.34 acres, lying on the northern side of the center line of Lipscomb Grove Church Road (SRF 1574) and BEING all of Lot 1, of the PROPERTY OF LEE T. WILSON, as shown on the survey and plat so entitled by ENT Land Surveys, Inc., dated Marth 19, 1987, and recorded in Plat Book 47, Page 48, Orange County Registry, to which plat reference is hereby made for a more particular description of the property conveyed.

PIN: 0806-05-7202

