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**Bk:RB6508 Pg:128**  
08/14/2018 02:51:33 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co. NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$770.00

MX

### GENERAL WARRANTY DEED

Parcel Identifier Number: 9778-76-0911 *LUB* R/S: \$770.00  
Mail after recording to: Grantee at 806 Davie Road, Carrboro, NC 27510  
This instrument was prepared by: Charles H. Thibaut, Attorney at Law  
Brief description for the property: 102 Ashe Street Carrboro NC 27510

THIS DEED made this <i>9<sup>th</sup></i> day of August, 2018, by and between	
GRANTOR	GRANTEE
<b>The Iris Building, LLC</b> a North Carolina limited liability company  Mailing Address: 104 Jones Ferry Road, Suite E Carrboro, NC 27510	<b>Ashe Crack, L.L.C.</b> a North Carolina limited liability company  Property Address: 102 Ashe Street Carrboro, NC 27510

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

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE  
HEREIN**

The subject property does \_\_\_\_, or does not *x* contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4249, Page 341, 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 in fee simple.

And the Grantor covenants with the Grantee, that the 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:

The year 2018 and future year's ad valorem taxes; restrictive and protective covenants; and utility easements and rights of way of record.

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

**The Iris Building, LLC**

By: *Ruth Newnam* (SEAL)  
Ruth Newnam, Member/Manager

STATE OF NC, COUNTY OF Orange

I certify that the following person personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Ruth Newnam, Member/Manager of The Iris Building, LLC**, a North Carolina limited liability company.

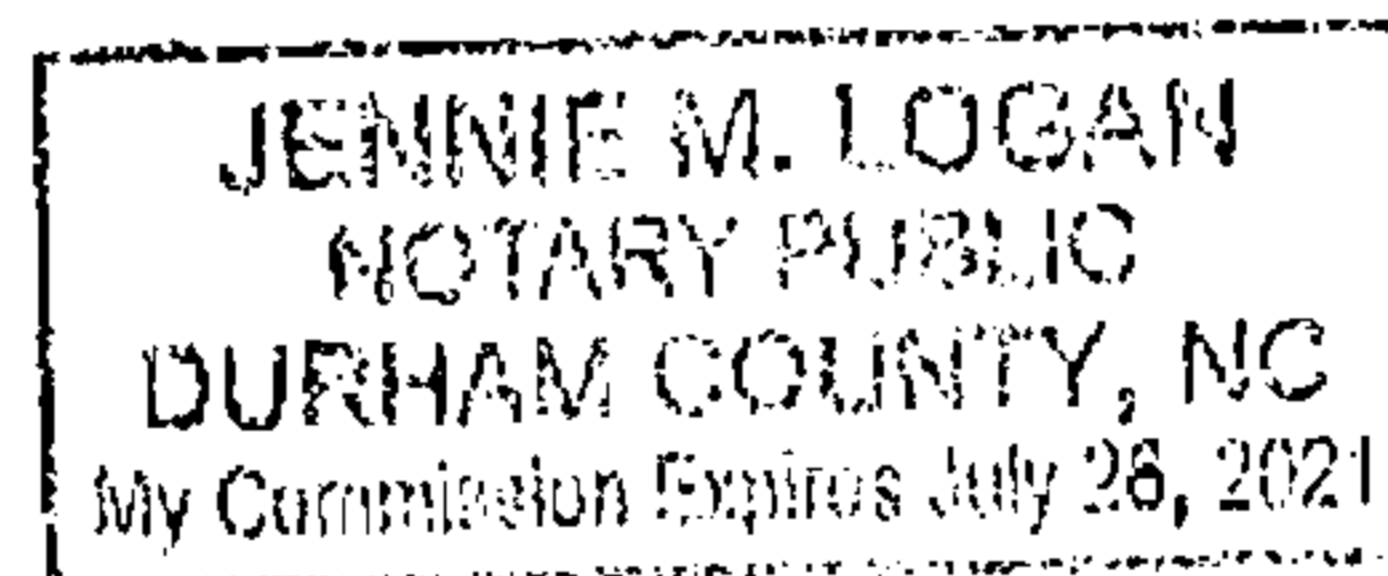
This the 9<sup>th</sup> day of August, 2018.

*Jennie M. Logan*  
Notary Public

(Official Seal)

Printed Name: Jennie m. Logan

My Commission Expires: 7-26-2021



**EXHIBIT A**

**LEGAL DESCRIPTION**

BEGINNING at an iron located in the Eastern boundary of Ashe Street, the common corner shared with the property now or formerly owned by Richard G. Andrews described in Deed Book 1131, at Page 62, Orange County Registry, to which reference is made for a more accurate description, and running thence from said iron South 84 deg. 18 min. 56 sec. East 100.17 feet to an iron; thence South 04 deg. 19 min. 52 sec. West 50.01 feet to an iron; thence South 80 deg. 21 min. 08 sec. West 58.60 feet to a point; thence North 89 deg. 17 min. 21 sec. West 43.36 feet to a point; thence North 04 deg. 19 min. 00 sec. East 19.00 feet to an iron; thence North 04 deg. 20 min. 22 sec. East 50.20 feet to an iron, the point and place of BEGINNING.

PIN: 9778-76-0911

