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20150917000186720 DEED
Bk:RB6016 Pg:143
09/17/2015 02:44:11 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$800.00 NA

3105

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ~~51398.56~~ ^{800.00 CM}

Parcel Identifier No. 9778-96-9633 Verified by YPC County on the ___ day of ___, 20__
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Satsky & Silverstein, LLP (without title examination)

Brief description for the Index: 102 BROAD STREET

THIS DEED made this 17 day of September, 2015, by and between

GRANTOR	GRANTEE
Browning and Farrell Furniture Co., Inc. 227 Country Club Drive Durham, NC 27712	The Altridge Group LLC P.O. Box 1198 Carrboro, NC 27510

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 or condominium unit situated in the City of Carrboro, _____ Township, Orange County, North Carolina and more particularly described as follows:
See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 201 page 81.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book 14 page 36.

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.

Browning and Farrell Furniture Co., Inc. (SEAL)
 (Entity Name)
 By: Judith Y. Browning Print/Type Name: _____
 Print/Type Name & Title: Judith Y. Browning, President (SEAL)
 By: _____ Print/Type Name: _____
 Print/Type Name & Title: _____ (SEAL)
 By: _____ Print/Type Name: _____
 Print/Type Name & Title: _____ (SEAL)

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

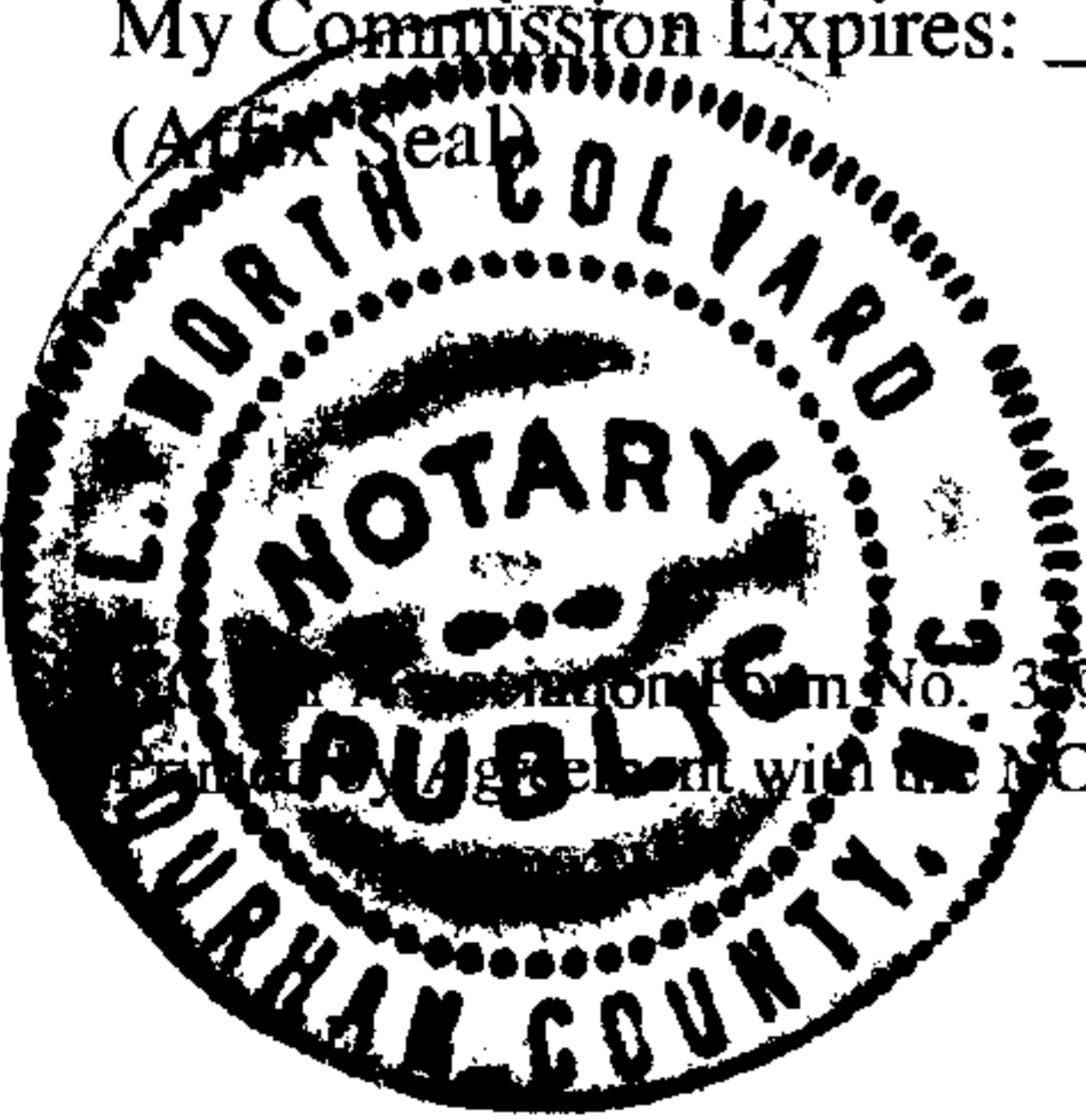
My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of DURHAM
 I, the undersigned Notary Public of the County or City of DURHAM and State aforesaid, certify that Judith Y. Browning personally came before me this day and acknowledged that she is the President of Browning and Farrell Furniture Co., a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 17 day of SEPTEMBER, 2015.

My Commission Expires: 11-13-2016 Notary Public
 (Affix Seal) L. Wood Colvard
 Notary's Printed or Typed Name



ATTACHMENT

Exhibit "A"

Beginning at a stake on the eastern edge of Broad St. at the northwestern corner of the property of Browning & Farrell Furniture Co., Inc., as shown on the plat hereinafter referred to; thence proceeding North 86 degrees 45' East 170 feet to a stake; thence proceeding South 03 degrees 04' East 130.18 feet to a stake; thence proceeding South 86 degrees 45' West 85 feet to a concrete masonry pail (stake); thence proceeding North 02 degrees 01' 45" West 32.68 feet to a stake; thence proceeding North 02 degrees 11' 45" West 50.17 feet to a stake; thence proceeding South 86 degrees 52' 40" West 84.37 feet to a stake located on the eastern edge of Broad Street; thence proceeding North 05 degrees 24' West along and with the eastern edge of Broad Street 47.20 feet to a stake, the point and place of Beginning, and being more fully described as the Property of Browning & Farrell Furniture Co., Inc., Chapel Hill Township, Orange County, North Carolina, as recorded in Plat book 14, Page 69, in the Office of the Register of Deeds of Orange County. Being the same property conveyed by Ed R. Burnette(widower) to H. E. Stephenson and wife, Edna C. Stephenson, and L. N. Wilson and wife, Uva S. Wilson, by deed dated October 31, 1950, recorded in Deed Book 135, page 183, Orange County Registry; and by deed from George F. Bason and wife, Mabel R. Bason, to H. E. Stephenson and wife, Edna C. Stephenson, and L. N. Wilson and wife, Uva S. Wilson, dated July 22, 1950, recorded in Deed book 134, page 371, Orange County Registry.

KAS- BROWNING DEED 3
102 Broad Street, Carrboro, NC 27510



20150917000186720
RB6016 145 3/3