



20170510000088450 DEED  
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FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1050.00

aw

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,050.00

Parcel Identifier No. 9788-86-7266 Verified by AB County on the \_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

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

Grantee's address (return to): 9104 Glenwood Avenue, Raleigh, NC 27617

THIS DEED is made this 10<sup>th</sup> day of May, 2017, by and between

GRANTOR	GRANTEE
<b>AM PHOENIX PROPERTIES, LLC</b> A North Carolina limited liability company	<b>JCAC, LLC</b> A North Carolina limited liability company
	<b>Property Address:</b> <b>103 Ledge Lane</b> <b>Chapel Hill, NC 27514</b>

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

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.