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BK 6771 PG 401 - 404 (4) DOC# 30067915  
This Document eRecorded: 02/28/2022 04:52:18 PM  
Fee: \$26.00 Tax: \$650.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by TERESA L. CECIL

Prepared by: Kim K. Steffan, Steffan & Associates, P.C., 2411 Old NC 86, Hillsborough, NC 27278

Return to: Grantees

N.C. Excise Tax - \$ 650.00

NORTH CAROLINA


**GENERAL WARRANTY DEED**

ORANGE COUNTY

This deed, made and entered into this 28 day of February, 2022, by and between Jerry M. Sparrow and spouse, Nancy D. Sparrow and James R. Sparrow, Jr., unmarried, hereinafter referred to as "Grantors"; and JHOFFMAN STUDIO DESIGN + BUILD LLC, a North Carolina Limited Liability Company, whose address is 103 Short St, Carrboro, NC 27510, hereinafter referred to as "Grantee".

**WITNESSETH:**

That said Grantors, for and in consideration of valuable consideration paid to Grantors, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in the City of Carrboro, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

PIN: 9778-86-2724 

All that certain lot or parcel of land together with the improvements thereon situate, lying and being at the Southeastern intersection of Short Street and Center Avenue in the Town of Carrboro, North Carolina and beginning at a stake in the said intersection, running thence along the South property line of Short Street South 86° East 82 feet to a stake at the corner of Lot No. 4, running thence with the line of Lot No. 4 South 54° West 76.5 feet to a stake in the line of Lot No. 5, running thence with the line of Lot No. 6 in a westerly direction and parallel with Weaver Street 78 feet to a stake in the East line of Center Avenue, running thence along the East line of Center Avenue North 3° 51' East 79

Submitted electronically by "Beemer, Hadler & Willett, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

feet to the beginning; being Lot No. 5 in Book A of the Subdivision of the O.D. Neville-Durham Hosiery Mill property.

Street Address: 103 Short Street, Carrboro, NC 27510

The property described above was acquired by Grantors by instrument recorded in Book 2251, Page 498, Orange County Registry.

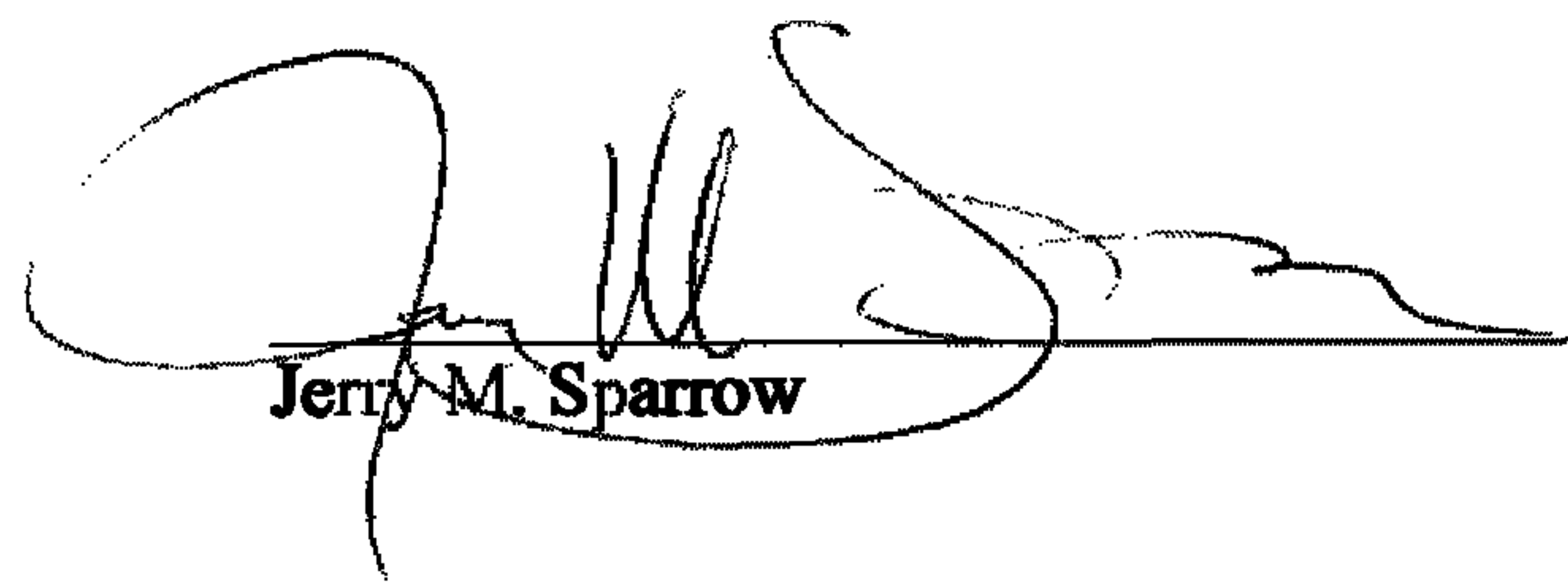
To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

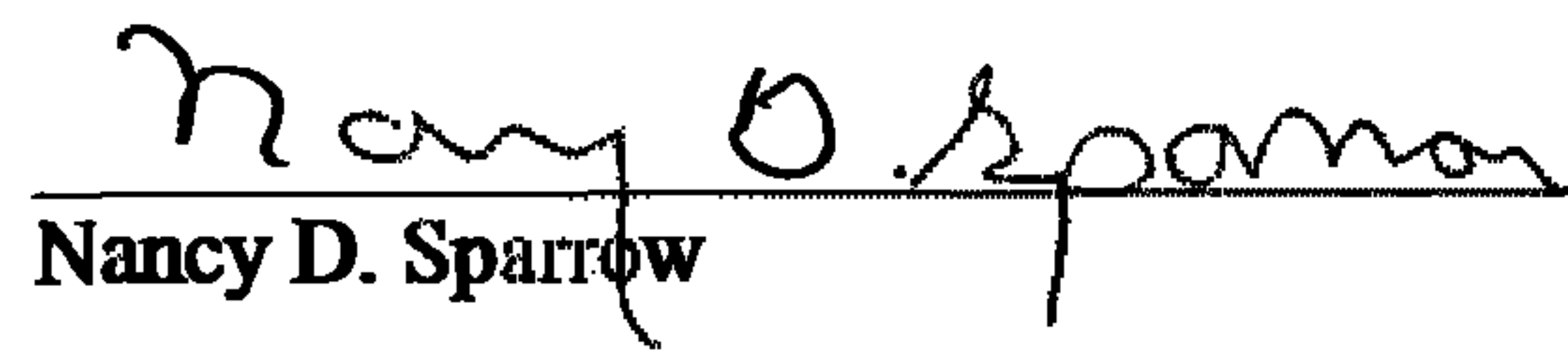
And Grantors covenant with Grantee that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

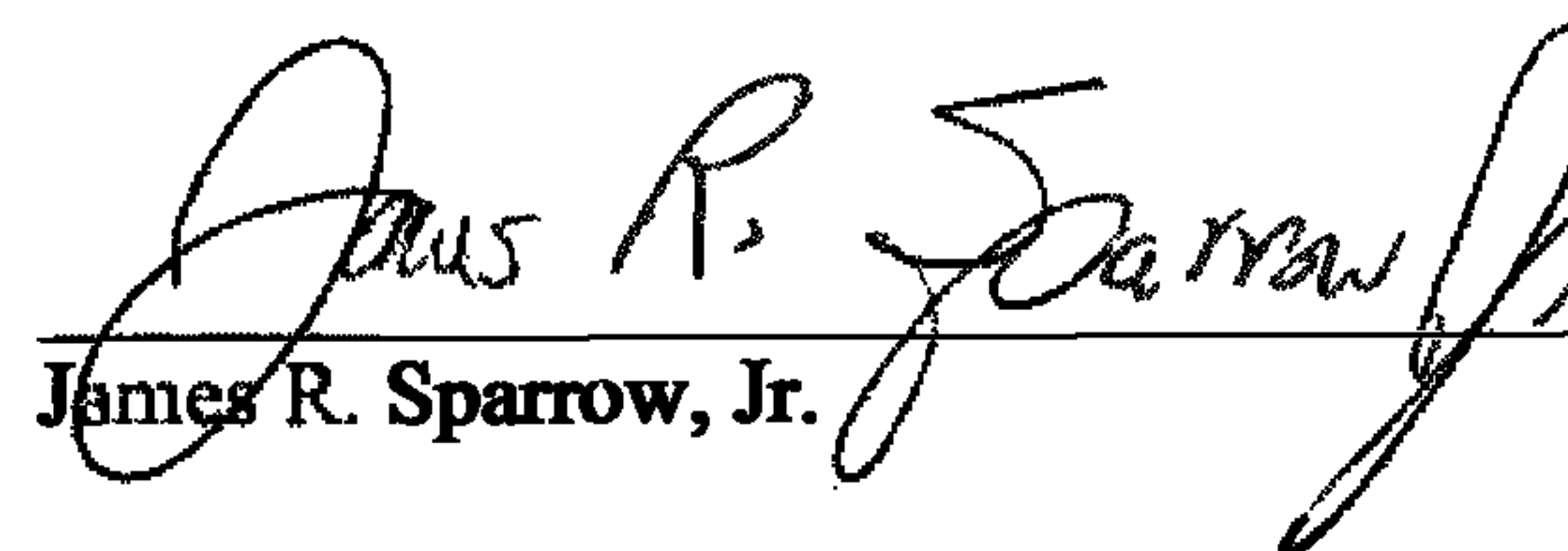
Title to the property described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantors and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals, the day and year first above written.

 (SEAL)  
Jerry M. Sparrow

 (SEAL)  
Nancy D. Sparrow

 (SEAL)  
James R. Sparrow, Jr.

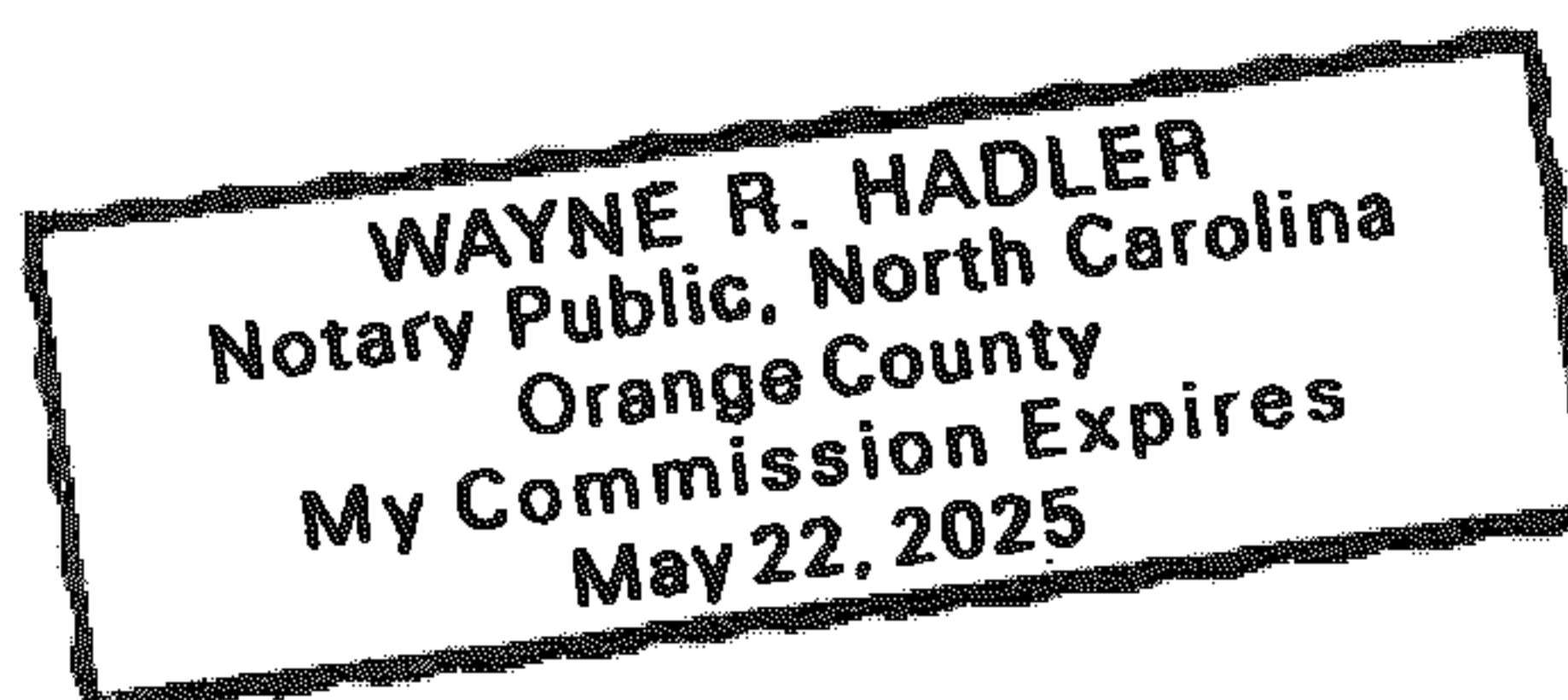
NORTH CAROLINA  
ORANGE COUNTY

I, Wayne R Hadler, Notary Public of said County, do hereby certify that Jerry M. Sparrow and spouse, Nancy D. Sparrow, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28 day of February 2022.

W, R Hadler  
NOTARY PUBLIC

My commission expires: 5/22/2025



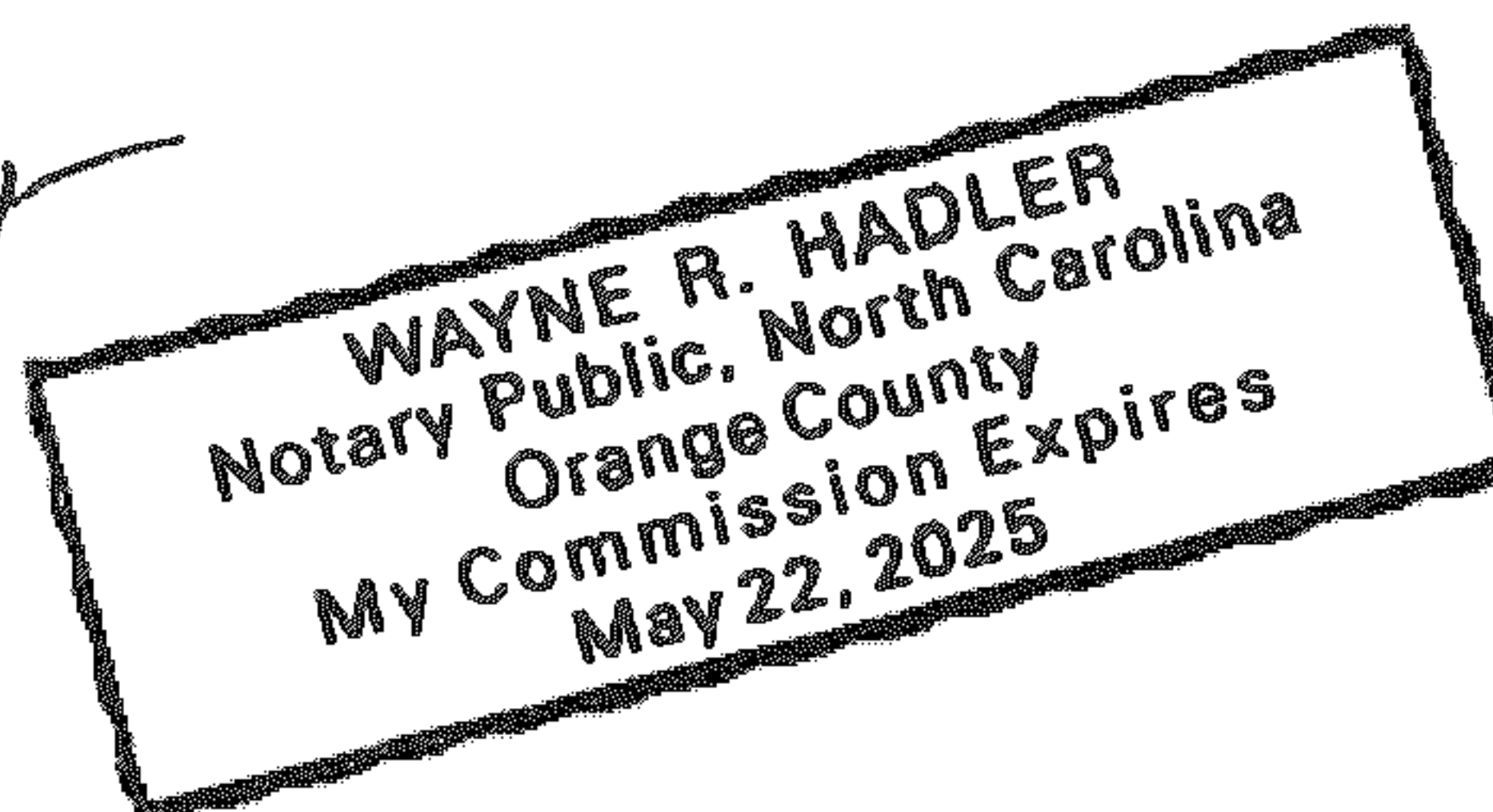
NORTH CAROLINA  
ORANGE COUNTY

I, Wayne R Hadler, Notary Public of said County, do hereby certify that James R. Sparrow, Jr., Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28 day of February, 2022.

W, R Hadler  
NOTARY PUBLIC

My commission expires: 5/22/2025



**EXHIBIT A****Legal Description**

Lying in Town of Carrboro, Chapel Hill Township, Orange County, North Carolina, and being more particularly described as follows:

All that certain lot or parcel of land together with improvements thereon situate, lying and being at the Southeastern intersection of Short Street and Center Avenue in the Town of Carrboro, NC and beginning at a stake in the said intersection, running thence along the South property line of Short Street South  $86^{\circ}$  East 82 feet to a stake at the corner of Lot No. 4, running thence with the line of Lot No. 4 South  $54^{\circ}$  West 76.5 feet to a stake in the line of Lot No. 5, running thence with the line of Lot No. 6 in a westerly direction and parallel with Weaver Street 78 feet to a stake in the East line of Center Avenue, running thence along the East line of Center Avenue North  $3^{\circ} 51'$  East 79 feet to the beginning; being Lot No. 5 in Book A of the Subdivision of the O.D. Neville-Durham Hosiery Mill property.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2251, Page 498, Orange County Registry.

Site Address: 103 Short Street, Carrboro, NC 27510

Parcel: 9778-86-2724