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20171026000213020 DEED
Bk:RB6383 Pg:15
10/26/2017 03:00:46 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1000.00
NB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,000.00

Parcel Identifier No. 9778-67-0243 Verified by DB County on the ___ day of _____, 20__

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

Grantee's address (return to): 1916 US 15-501, Chapel Hill, NC 27517

THIS DEED is made this 26 day of October, 2017, by and between

GRANTOR	GRANTEE
WILLIAM DONALD BASNIGHT, JR. and spouse, MARY VIRGINIA HOLLER	MAP W POPLAR, LLC A North Carolina limited liability company Property Address: 104 W. Poplar Ave. 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 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.

William Donald Basnight Jr. (SEAL)
WILLIAM DONALD BASNIGHT, JR.

Address: 7002 Knotts Pine
Chapel Hill NC
27517

Mary Virginia Holler (SEAL)
MARY VIRGINIA HOLLER

Address: 7002 Knotts Pine
Chapel Hill NC
27517

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: **WILLIAM DONALD BASNIGHT, JR.**

Date: 10-26-2017

THOMAS R. HOLT
(Official Seal)
NOTARY PUBLIC
ORANGE COUNTY, NC

Thomas R. Holt, Notary Public
Printed Name of Notary Public
My commission expires: 9-10-2020

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: **MARY VIRGINIA HOLLER**

Date: 10-26-2017

THOMAS R. HOLT
(Official Seal)
NOTARY PUBLIC
ORANGE COUNTY, NC

Thomas R. Holt, Notary Public
Printed Name of Notary Public
My commission expires: 9-10-2020

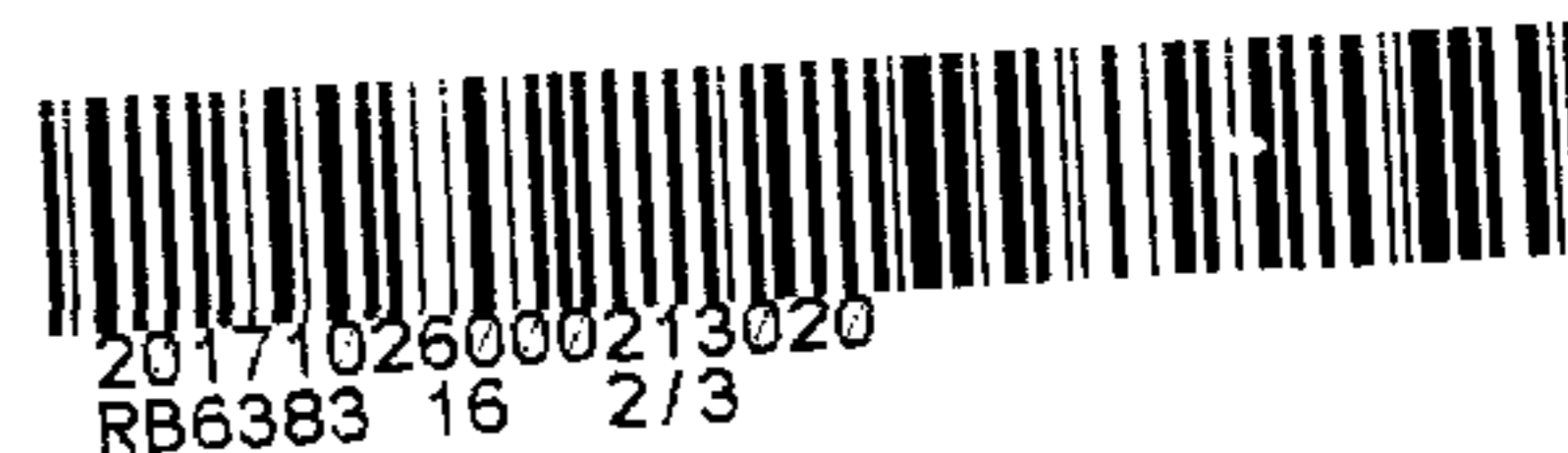


EXHIBIT A

BEGINNING at an iron pipe located in the northern right-of-way line of West Poplar Avenue, a 46 foot existing public right-of-way, which pipe is further described as being located South 80 degrees 54' 26" West 229.99 feet from the intersection of West Poplar Avenue and West Main Street; thence along and with the right-of-way of West Poplar Avenue South 80 degrees 54' 26" West 100.35 feet to an iron pipe set; thence North 06 degrees 04' 00" West 50.00 feet; thence North 25 degrees 42' 54" West 37.95 feet; thence North 07 degrees 26' 42" West 105.78 feet to an iron pipe set in the southern line of Clifton Boyd's property (now or formerly) as described in Deed Book 102, Page 331, Orange County Registry; thence along with Boyd's line North 86 degrees 05' 23" East 61.39 feet to an iron pipe, Boyd's common southern corner with S. H. Basnight & Sons, Inc. property (now or formerly) as described in Deed Book 506, at page 83, Orange County Registry; thence along with Basnight & Sons' line the following courses and distances: South 61 degrees 48' 16" East 65.24 feet to an iron pipe, thence South 06 degrees 09' 42" East 147.15 feet to an iron pipe in the northern right-of-way of West Poplar Avenue, the point and place of **BEGINNING**, and being all of Lot 2 as shown on that plat and survey entitled "Subdivision of Property of William Donald Basnight, Jr." drawn by Freehold Land Surveys, Inc., dated December 1, 1989, which plat is recorded in Plat Book 54, at Page 149, Orange County Registry, to which reference is hereby made for a more particular description. See also Plat Book 93, Page 115, Orange County Registry.

PIN: 9778-67-0243

