

LAND SALE
1.8 ACRES
AZ84889/ac
NPD - Overland
R75
(7,500 sq. ft. LOT)Carrboro
Single family - subdivide & re-plot into four lots.
4 lots 1/2 ac 3/4
\$520,000
÷ 4 = \$130k/lot
\$520,000
2.14 ac
\$242,990/ac (\$5.58/sq ft)



20140428000067660 DEED
Bk: RB5780 Pg: 367
04/28/2014 09:34:14 AM 1/3

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$1040.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1040.00

9778851071 LKB

Parcel Identifier No. Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: ~~Grantor~~ CLAUDE PIANTADOSI
3808 KILCUMMY DR. DURHAM, NC 27705

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: 105 Old Pittsboro Road

THIS DEED made this 10TH day of April, 2014, by and between

GRANTOR
CHARLES RUSSELL WELONS FOUNDATION
Post Office Box 52328
Durham, North Carolina 27717

GRANTEE
CLAUDE PIANTADOSI
105 OLD PITTSBORO RD
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 or parcel of land situated near the Town of Carrboro, Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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:

- 4. 2012 ad valorem taxes
- 5. Restrictive covenants, easements, assessments and right-of-ways of record.
- 6. Matters as shown on the recorded map including but not limited to setbacks.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

CHARLES RUSSELL WELLONS FOUNDATION

By: Charlene W. Hamlett
Charlene W. Hamlett, Vice President

STATE OF NORTH CAROLINA

COUNTY OF Durham

I 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: Charlene W. Hamlett

[INSERT NAME(S) OF INDIVIDUAL(S) SIGNING IN BLANK ABOVE]

Date: 4/10/2014

Will Thomas Hutchins Jr
Notary Public

Print Name: William Thomas Hutchins, Jr.

My commission expires: 9/11/2015

[Official Seal]



BEING that 1.80 acre parcel more or less, as shown on a map and survey prepared by R.S. Jones & Associates, Inc., dated Marche 13, 2014, entitled "Survey for Claude Piantadosi" and recorded in Plat Book ~~112~~ Page ~~154~~, Orange County Registry, and being the same property conveyed to Eastern Construction Co., Inc. in Deed Book 179, Page 233, Orange County Registry.

