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20151217000246270 DEED
Bk:RB6053 Pg:472
12/17/2015 08:40:00 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$500.00

Handwritten initials and a circled signature.

Prepared by: Beemer, Hadler & Willett, P.A.

R/S: \$500.00

Return to: Grantee, P.O. Box 2152, Chapel Hill, NC 27515

PARCEL ID: 9778-96-8060

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

KPC

GENERAL WARRANTY DEED

THIS DEED, made this 16th day of December, 2015, by Kay A. Richardson and husband, Sherman Richardson (hereinafter referred to as "Grantor"), and Main Street Properties of Chapel Hill, L.L.C., a North Carolina limited liability company (hereinafter referred to as "Grantee"). Grantee's address is P.O. Box 2152, Chapel Hill, NC 27515.

The property herein conveyed is not the Grantor's primary residence.

WITNESSETH:

Grantor, in consideration of the sum of One Hundred Dollars and other valuable consideration (\$100.00 & OVC) to it paid by the Grantee, receipt of which are hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell and convey unto the Grantee its heirs, successors, and assigns, that property in the County of Orange and State of North Carolina being more particularly described in the attached Exhibit "A."

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 5424, Page 245, Orange County Registry.

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.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, 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 except for the exceptions hereinafter stated.

The property which is the subject of this conveyance is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Orange County land records, Book 4609, Page 4469.

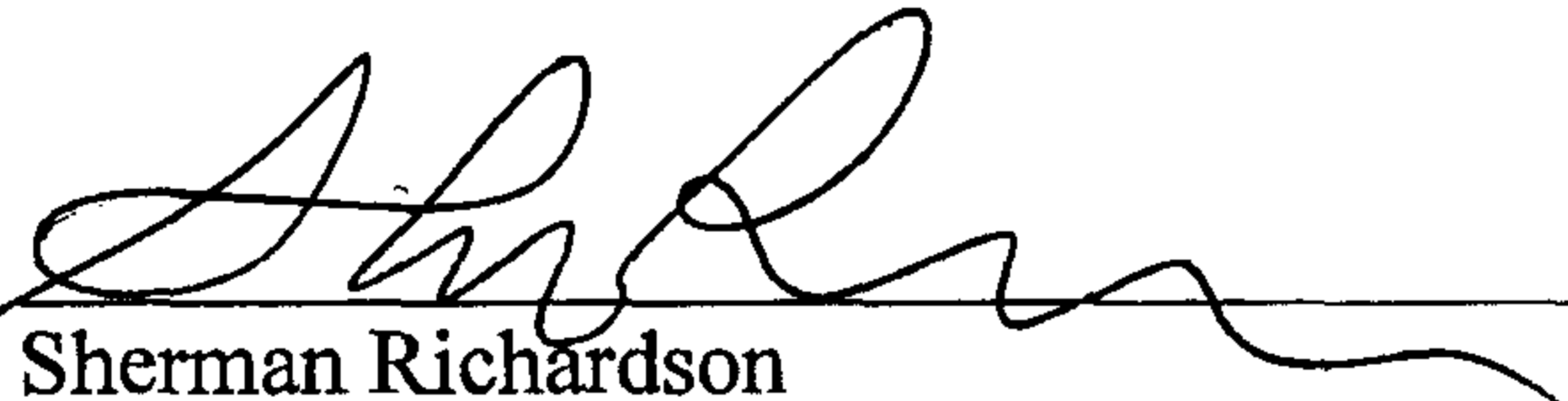
Title to the property hereinabove described is subject to the following exceptions:

1. Easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



Kay A. Richardson (SEAL)



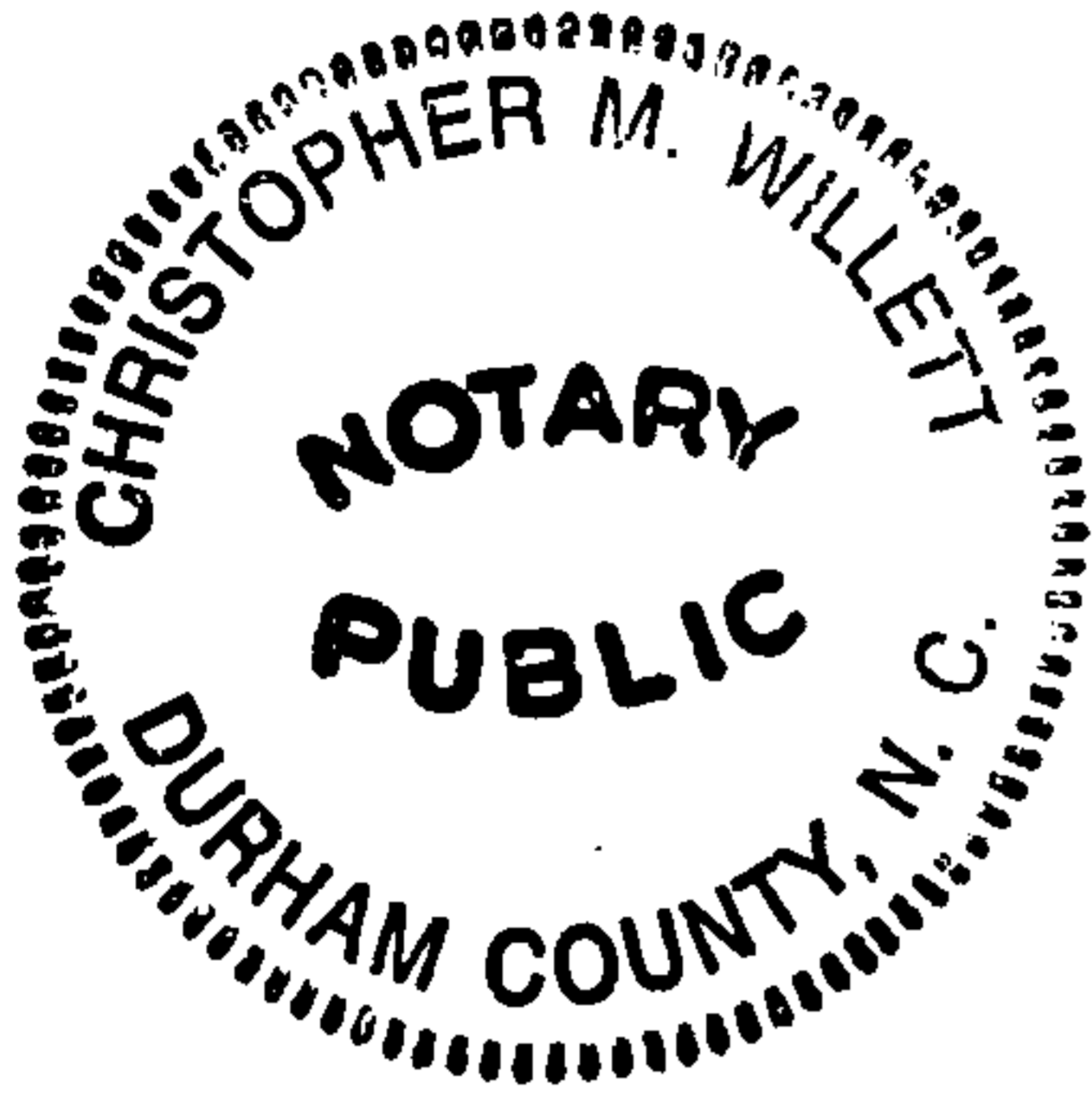
Sherman Richardson (SEAL)




STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, Christopher M. Willett, a Notary Public for Durham County, State of North Carolina, do, hereby certify that Kay A. Richardson and husband Sherman Richardson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16th day of December, 2015.





Notary Public
My Commission Expires: 4-24-2016



EXHIBIT "A"

BEING all of Lot 4 on plat entitled "Recombination of the Property of Main Street Properties, LLC and Downtown Urban Ventures, LLC" dated February 28, 2005, revised on March 2, 2005, revised on August 12, 2005 and recorded in Plat Book 98, Page 194, Orange County Registry, reference to which is hereby made for a more particular description.

The property which is the subject of this conveyance is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Orange County land records, Book 4609, Page 4469.

