

375
\$ 187,500 1/2 interest
\$375,000 title
\$120.19

PM

BNL

1/4



20140430000070260 DEED
Bk:RB5782 Pg:338
04/30/2014 12:13:13 PM 1/2

FILED Deborah B. Brooks
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$375.00 DB

R.S. #375.00 WARRANTY DEED

Drawn by: C. D. Hogue, III, 110 West Margaret Lane, Hillsborough NC 27278 Mail to: Grantee
Grantors address: 1 Sycamore Drive, Chapel Hill NC 27514

The property does not include the primary residence of at least one of the Grantor (per NC GS § 105-317.2).

STATE OF NORTH CAROLINA COUNTY OF ORANGE

THIS DEED is dated the 29 day of April, 2014, and is by and between MICHAEL E. BERNHOLZ & JEAN FREEMAN BERNHOLZ (also known as Jean Freeman Burnholz and Jean F. Bernholz), husband & wife, hereinafter called Grantor, and 106 CHURTON LLC, a North Carolina Limited Liability Company, hereinafter called Grantee, and who has a mailing address of: 1340 Environ Way, Chapel Hill NC 27517.

NOW, THEREFORE, in consideration of the TEN DOLLARS and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor has given, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey and confirm unto the Grantee, his heirs and/or successors and assigns, A **ONE-HALF UNDIVIDED INTEREST** in premises described as follows:

Parcel One: LYING AND BEING in Hillsborough Township, Orange County North Carolina and BEGINNING at a point on the West property line of Churton Street, in the Town of Hillsborough, B.P. Gordon's northeast corner and running thence North with the West property line of Churton Street 40 feet 2 inches to the southeast corner of property owned by Mrs. Blanch C. Ray; thence West with the line of Mrs. Blanch C. Ray, Mrs. Snodie C. Stancil and R. C. Minnis 105 feet 6 inches to an alleyway; thence southward with said Alleyway 40 feet 2 inches to a stake; thence eastward with the line of B. P Gordon 105 feet 6 inches to the beginning. The same being the property known as Cole's Garage and bequeathed to B. C. Cole by his father S. E. Cole under will recorded in the office of the Clerk of Superior Court of Orange County. See Quitclaim Deed from O. P. Cole and wife, Mary Cole to Brunice C. Cole, dated May 20, 1944 and recorded in Deed Book 119 at page 201 and 1/2. See also Warranty deed from B. C. Cole and wife Eula R. Cole, to S. M. Hedrick dated May 22, 1944, and recorded in Deed Book 119 at page 207.

Also see deed from S. M. Hedrick and wife, Florence F. Hedrick, to H. P. Cole and wife, Nannie Crabtree Cole dated June 2, 1944 recorded in Book 119 at page 229, Orange County Registry. It is understood and agreed that Mrs. Blanch. C. Ray, Mrs. Snodie C. Stancil and Mr. R. C. Minnis, their heirs and assigns are to have wall rights on the North Side of the above described property. See deed recorded in deed book 237 at page 1104. PIN 9874064156 *AKB*

106
1.1ac Churton St
Garage
3120 ft

The above land was conveyed to Grantor in deed book 487 at page 605.

Parcel Two: AND BEING in Hillsborough Township, Orange County North Carolina and BEGINNING at the southwest corner of the James R. Gattis Brick Store, now owned by W. L. Foushee, and running thence North with the said Gattis (Foushee) line 1 chain and 20 links to H. N. Brown's line (formerly Turner, now O. J. and B. B. Forrest) thence West along Brown's (now Forrest) line 36 links to Graham's line, (formerly C. J. Freeland, now R. C. Minnis) thence South with the said Graham line (now Minnis) 1 chain 20 links to King Street, thence along the said Street to the beginning corner. PIN 9874063392 *AKB*

The above land was conveyed to Grantor in deed book 885 at page 70.

108 King St

This property is conveyed subject to all Restrictions, Easements and Rights-of-Ways of record.

.04 ac ~~unimproved~~

To have and to hold A **ONE-HALF UNDIVIDED INTEREST** in the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs, successors and assigns forever.

paved + striped for 28 cars

812
4424



And the Grantor warrants that he is seized of the premises in fee, has the right to convey the same in fee simple, that the premises are free and clear of any encumbrances (with the exception of the above stated, if any) and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHERETO, the Grantor has hereunto set his hand and seal, this the day and year first above written.

[Signature]
MICHAEL E. BERNHOLZ

{SEAL} *[Signature]* {SEAL}
JEAN FREEMAN BERNHOLZ (also known as Jean Freeman Burnholz and Jean F. Bernholz),

STATE OF NORTH CAROLINA, COUNTY OF Orange

I, Deborah K. Will a Notary Public in and for said County and State, hereby certify that MICHAEL E. BERNHOLZ & JEAN FREEMAN BERNHOLZ (also known as Jean Freeman Burnholz and Jean F. Bernholz), husband & wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument, for the intents and purposes therein expressed.

WITNESS my hand and notarial seal, this 24th day of April, 2014.
My commission expires: 4-12-18 Deborah K. Will
NOTARY PUBLIC

DEBORAH K. WILL
Notary Public, North Carolina
Wake County
My Commission Expires
April 12, 2018