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my

1 of 2

Doc No: 30064106  
Recorded: 12/29/2021 12:15:05 PM  
Fee Amt: \$26.00 Page 1 of 3  
Excise Tax: \$400.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK 6762 PG 917 - 919 (3)

*Melleyk. Kumpu*

**NORTH CAROLINA GENERAL WARRANTY DEED**  
**(Reserving a Right of First Refusal in Grantor)**

Excise Tax: \$400.00 *(P)*

Parcel Identifier No. 9874-06-4153 Verified by *(Signature)* County on the \_\_\_ day of \_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Kevin St. John, 202 Shawnee Drive, Hillsborough NC 27278

This instrument was prepared by: James C. Stanford, Attorney at Law (w/o benefit of title examination)

Brief description for the Index: 108 South Churton Street

THIS DEED made this 29 day of December, 2021, by and between

GRANTOR	GRANTEE
<b>Kevin St. John</b> (unmarried) 202 Shawnee Drive Hillsborough NC 27278	<b>Colleen Murphy</b> (married) 108 South Churton Street Hillsborough NC 27278

Enter in appropriate block for each party: name, 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 **subject to a right of first refusal**, all that certain lot or parcel of land situated in the City of Hillsborough, Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

**See attached Exhibit A for the legal description, a copy of which is attached hereto and incorporated herein by this reference as if fully set forth**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1716 Page 115.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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 subject to a right of first refusal retained by Grantor.

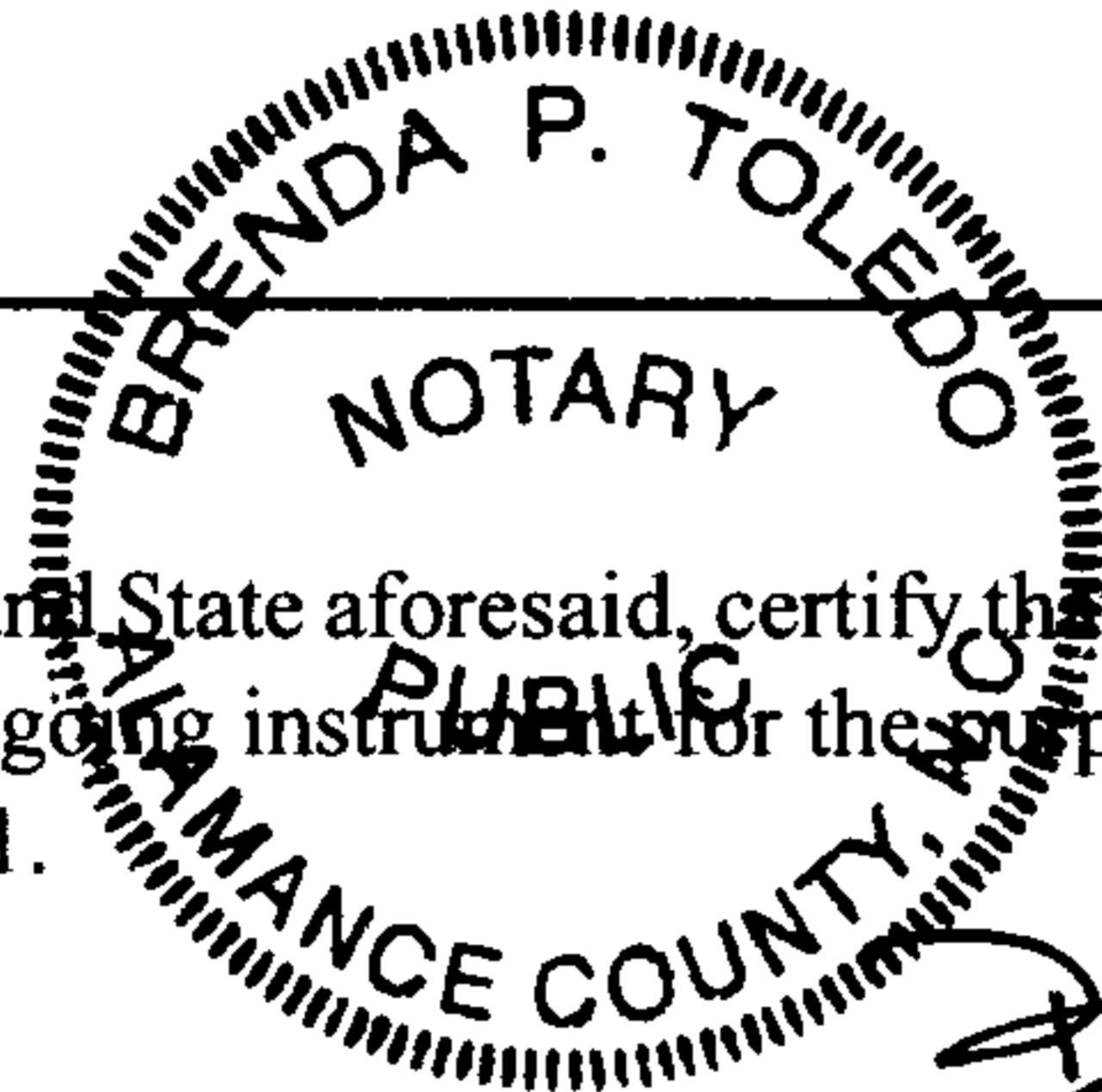
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**Reserving a Right of First Refusal in Grantor for his lifetime.**

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

Kevin St. John (SEAL)  
Kevin St. John

State of North Carolina - County of Orange



I, the undersigned Notary Public of the County and State aforesaid, certify that Kevin St. John personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29<sup>th</sup> day of December, 2021.

My Commission Expires: September 23, 2025

Brenda P. Toledo  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

## EXHIBIT A

DESCRIPTION

Tract 2. LYING AND BEING on the west side of Churton Street in the Town of Hillsborough and more particularly described as follows: BEGINNING at C. C. Cole's northeast corner on Churton Street and running thence Northward with said Street 26 feet to the Cole Garage; thence Westward with the Cole Garage 82 feet, thence Southward and parallel with Churton Street 26 feet to the northwest corner of C. C. Cole's Store Building; thence Eastward with Cole's line 82 feet to the BEGINNING. This being the S. E. Cole Store Building and lot devised to O. P. Cole.

BEGINNING at the Northwest corner of C. C. Cole's Store Building and running thence Westward and parallel with Churton Street to the Cole's Garage; thence Westward with said Garage to an alleyway or driveway; thence Southward to C. C. Cole's Northwest corner (corner of C. C. Cole's lot); thence Eastward to the BEGINNING. The same being a small tract of land purchased by S. E. Cole from George T. Overaker on July 5, 1927, deed to which is duly recorded in Book 96, Page 18, Orange County Registry.

The above lots are to be considered one parcel in Tract 2.

It is understood that the wall which separates the property known as Cole's Garage and the property known as Cole's Store shall be owned jointly by the owners of said properties and be used for their mutual benefits.

A more recent description of said premises is as follows:

BEGINNING at a concrete nail located North 00° 11' 56" West 164.44 feet from a concrete corner, which corner is located 11.5 feet from the face of the curb of Churton Street and 6.5 feet from the face of the curb of Margaret Lane, said concrete nail being the Northeast corner of the Smith property; proceeding thence North 01° 04' 38" East 26.00 feet to a concrete nail, the Southeast corner of Bernholz and Hogue property; thence South 89° 49' 23" West 81.55 feet to a point; thence South 00° 39' 40" East 1.12 feet to a point; thence South 89° 42' 54" West 23.40 feet to a concrete nail in the East line of an alleyway that runs North and South; thence with the East line of said alleyway South 00° 17' 17" East 25.08 feet to a concrete nail, the Northeast corner of Smith property; thence North 89° 41' 12" East 104.32 feet to the point and place of beginning, containing 2706.007 square feet (0.062 acres, more or less), according to plat of survey of property of Robert D. Greer and wife, Shirley L. Greer, dated August, 1985 by William C. Walker, Jr., RLS L-2824, Durham, North Carolina, recorded at Book 42, Page 117, Orange County Registry.

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