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20160331000060590 DEED  
**Bk:RB6097 Pg:199**  
03/31/2016 11:39:26 AM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$4000.00 *af*

Prepared by: McCullers, Whitaker & Hamer, PLLC (Without benefit of a title search,  
legal or tax advice.)  
Mail To: GRANTEE  
Excise Tax: \$4,000.00  
PIN: 9788-27-4180 *MB*

**NORTH CAROLINA GENERAL WARRANTY DEED**

State of NORTH CAROLINA  
County of WAKE

This GENERAL WARRANTY DEED, made this, the 30 day of March, 2016, by and between **THE NORTH CAROLINA PHARMACEUTICAL ASSOCIATION ENDOWMENT FUND, INC.**, a North Carolina Nonprofit Corporation, and **ANTOINE A. PUECH**, an unmarried man, whose mailing address is: 121 South Estes Drive, Suite 101, Chapel Hill, North Carolina 27514 (hereinafter referred to as "GRANTEE"):

**WITNESSETH:**

That the Grantor, for 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 more particularly described as follows:

**See attached Exhibit A for legal description.**

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs and assigns, free and discharged of all right, title, claim or interest of the Grantor or anyone claiming by, through, or under them.




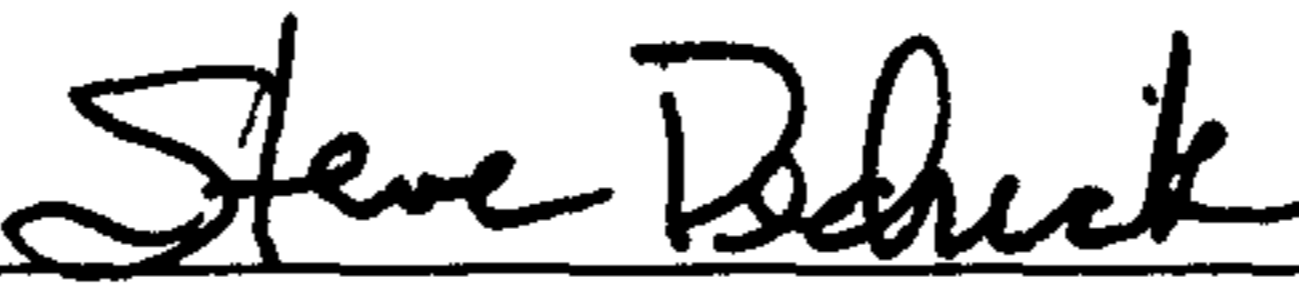
**AND THE GRANTOR** covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

- (1) Subject to 2016 ad valorem taxes; and
- (2) Subject to easements, restrictions, covenants and right-of-ways of record.

**IN WITNESS WHEREOF**, the Grantor(s) have hereunto set his hand and seal, or if corporate, has caused this instrument to be executed by duly authorized officers and its seal affixed by authority of its Board of Directors, the day and year set forth above.

**BY: THE NORTH CAROLINA PHARMACEUTICAL  
ASSOCIATION ENDOWMENT FUND, INC.,** a North  
Carolina Nonprofit Corporation

BY:   
\_\_\_\_\_  
Keith Elmore, President

BY:   
\_\_\_\_\_  
Steve Dedrick, Secretary/Treasurer



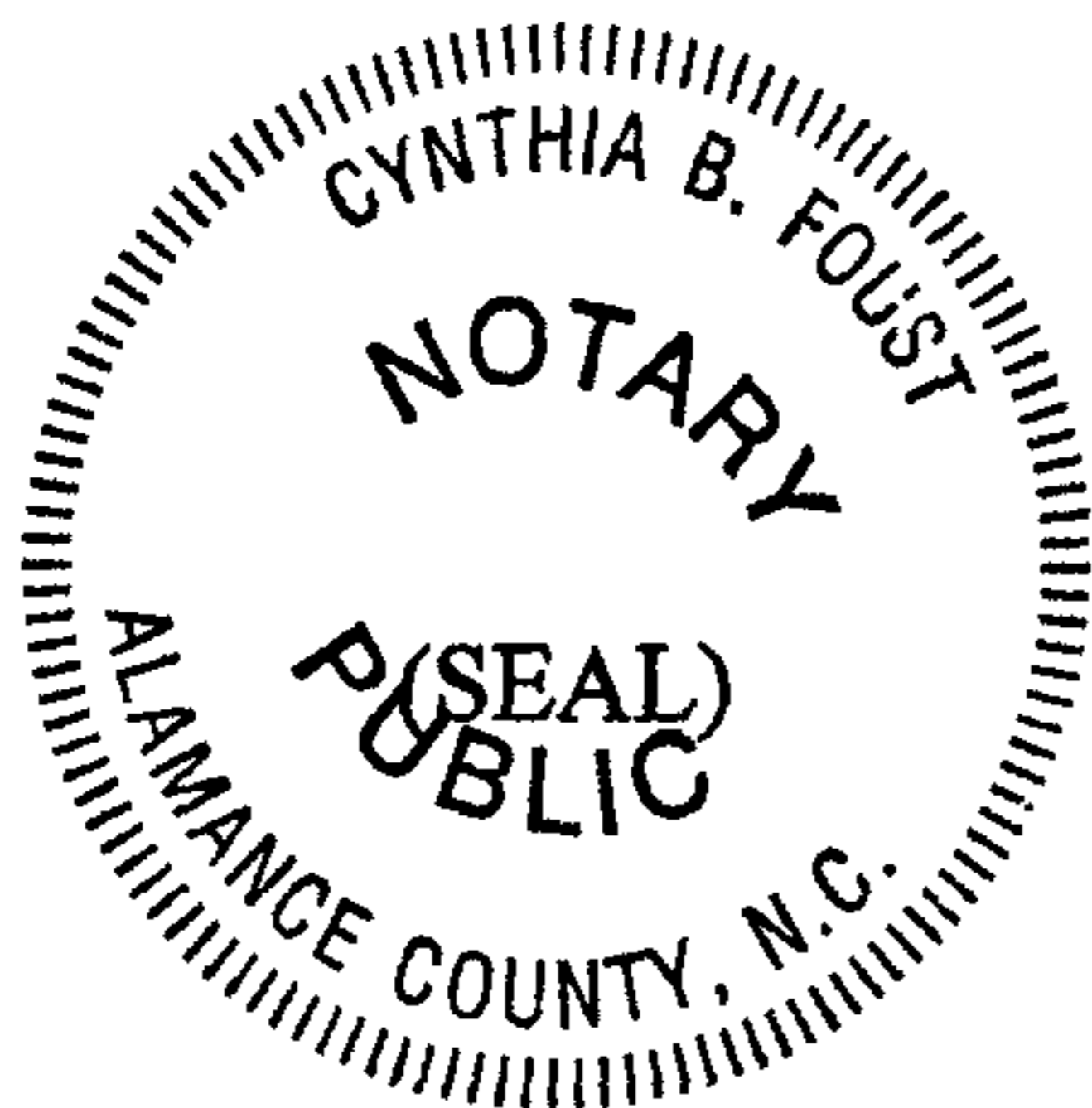
STATE OF North Carolina  
COUNTY OF Orange

I, Cynthia B. Foust a Notary Public of the County and State aforesaid, certify that Keith Elmore personally appeared before me this day and acknowledged that he is the President of **THE NORTH CAROLINA PHARMACEUTICAL ASSOCIATION ENDOWMENT FUND, INC.**, a North Carolina Nonprofit Corporation, and that he, as President, being duly authorized to do so, executed the foregoing on behalf of the company. Witness my hand and official stamp or seal this, the 30<sup>th</sup> day of March, 2016.

Cynthia B. Foust  
Notary Public/Official

Cynthia B. Foust  
Notary/Official Name (Print)

My Commission Expires: 1/3/2017



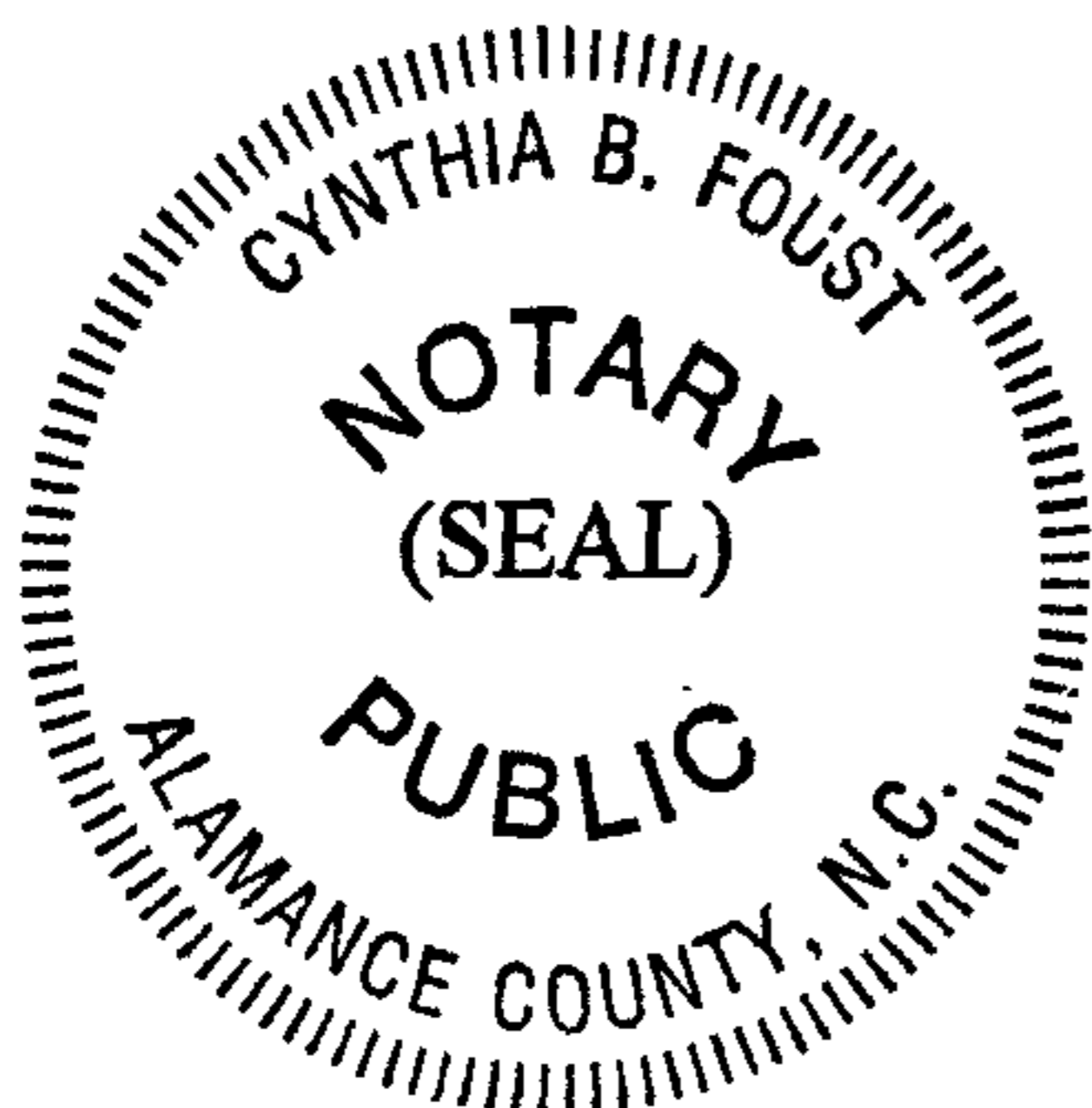
STATE OF North Carolina  
COUNTY OF Orange

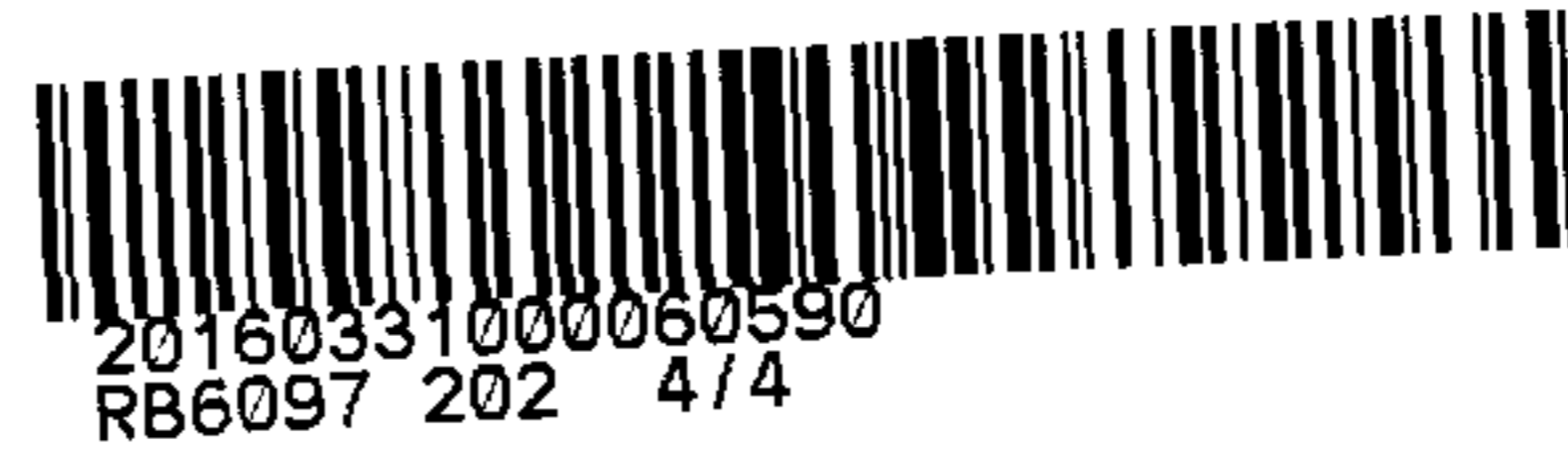
I, Cynthia B. Foust a Notary Public of the County and State aforesaid, certify that Steve Dedrick personally appeared before me this day and acknowledged that he is the Secretary of **THE NORTH CAROLINA PHARMACEUTICAL ASSOCIATION ENDOWMENT FUND, INC.**, a North Carolina Nonprofit Corporation, and that he, as Secretary, being duly authorized to do so, executed the foregoing on behalf of the company. Witness my hand and official stamp or seal this, the 30<sup>th</sup> day of March, 2016.

Cynthia B. Foust  
Notary Public/Official

Cynthia B. Foust  
Notary/Official Name (Print)

My Commission Expires: 1/3/2017





**EXHIBIT A**  
to  
**General Warranty Deed**  
from  
**Alexandra Long Henson Restated 1997 Revocable Trust**  
to  
**Antoine A. Puech (unmarried)**

**PROPERTY**

All of that certain lot or parcel of land situated, lying and being on the West side of Church Street and the South side of Rosemary Street in the Town of Chapel Hill, Orange County, North Carolina, and BEGINNING at a stake in the Southwestern intersection of the said Streets, running thence with the South property line of Rosemary Street South 67° 19' West 198 feet to a stake, Jennie B. Toy's corner, running thence with the said Toy's line South 23° 21' East 123 feet, North 67° 19' East 61 feet and South 22° 36' East 40 feet to a stake in the North side of a 10 foot alley; running thence along the North side of the said alley North 67° 19' East 134 feet to a stake in the West property line of Church Street; running thence along the West property line of Church Street North 22° 36' West 163 feet to the beginning, and being the same land conveyed to James Fletcher Ardent Thompson and wife, Jessie Mae Cates Thompson by deed of W.E. Thompson, Trustee, dated October 19, 1938, and recorded in the Office of the Register of Deeds of Orange County in Book 108, at Page 305, TOGETHER WITH full right of ingress and egress over and out of a 10 foot alley and contiguous and running with the Southern boundary herein described.

BUT EXCEPTING that portion of the above parcel conveyed to West Franklin Preservation Partners by general warranty deed recorded in Deed Book 652, Page 439, Orange County Registry.

BUT INCLUDING that certain access easement granted by West Franklin Preservation Partners to the North Carolina Pharmaceutical Association pursuant to that certain Easement and Maintenance Agreement recorded in Book 652, page 441, Orange County Registry.

The access easement and rights of ingress and egress over the 10 foot alley are designated "Existing Joint Use Easement" on that certain plat entitled "A Subdivision Plat of the Property of West Franklin Preservation Limited Partnership (revision 6/04/1993) by Freehold Land Surveys, Inc. recorded in Plat Book 61. Page 78.

PIN: 9788-27-4180

11105\06\M\032Exhibit A to General Warranty Deed