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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1498.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,498.00

Brief Description for Index: Parcel No. 9799-02-1622 **LKB**

Instrument prepared by Leigh Vancil, P.O. Box 51579, Durham, NC 27717
Return to Grantee

THIS DEED is made this 3rd day of June, 2016, by and between:

GRANTOR: **MAC DORBIL, INC., a/k/a MACDORBIL, INC.,** a North Carolina corporation
3316 Crawley Road
Shelby, NC 28150

and

GRANTEE: **109 SOUTH ESTES ROAD, LLC,** a North Carolina limited liability company
1450 Environ Way
Chapel Hill, NC 27517

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH:

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina as more particularly described on Exhibit A attached hereto (the "Property"):

340408v1

Submitted electronically by "Kennon Craver, PLLC"
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 Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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 following exceptions: ad valorem taxes for 2016 and subsequent years, matters that would be disclosed by a current and accurate survey, zoning ordinances and matters shown on Plat Book 17, Page 30, Orange County Registry.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

MAC DORBIL, INC. a/k/a MACDORBIL, INC.

By:

Name: Charles E. McCartney, Jr.

Title: President

STATE OF NORTH CAROLINA

COUNTY OF Cleveland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Charles E. McCartney, Jr.

Date: May 27, 2016

Darleen Ruff
Notary Public

Print Name: Darleen Ruff

My commission expires: 9-18-2020

[Official Seal]

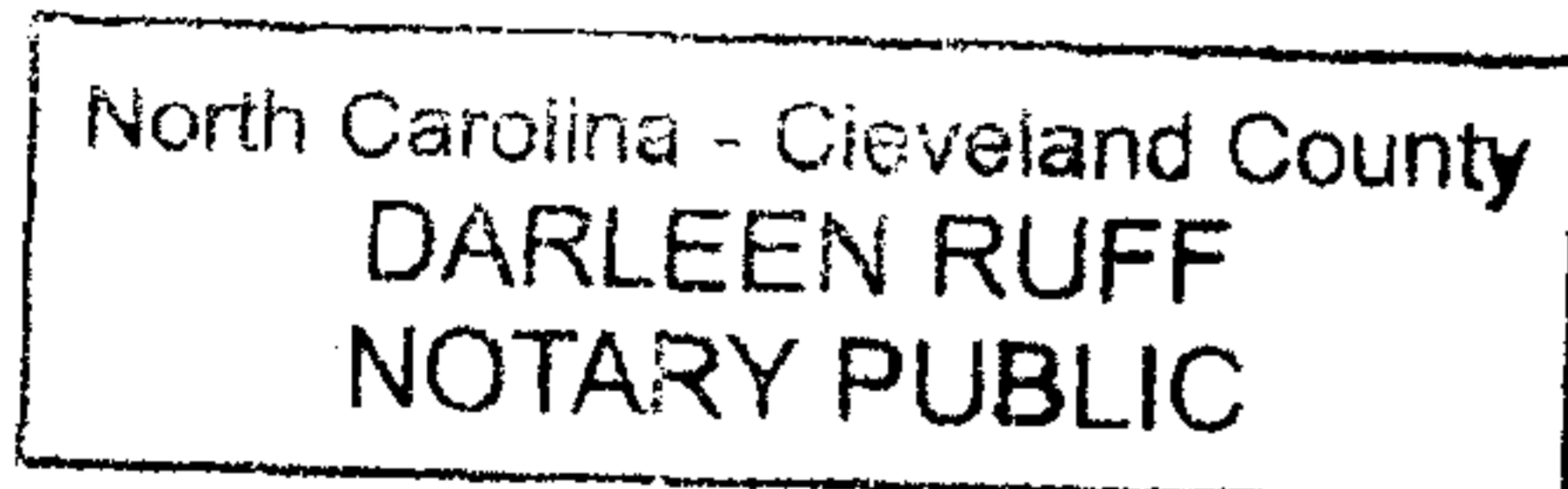




EXHIBIT A

Legal Description

Beginning at an existing iron pipe on the southern right of way of S. Estes Drive, said iron pipe being 392.74 feet in a southeasterly direction from the eastern right of way of East Franklin Street and having an NC Grid Nad 83 coordinate of N. 792825.73 E. 1990173.28; thence running along the southern right of way of S. Estes Drive South 48°04'21" East a distance of 80.98 feet to a point; thence with a curve to the left with an arc length of 48.77 feet, a radius of 877.99 feet, and a chord bearing South 49°55'44" East, a chord length of 48.76 feet to an iron pipe; thence leaving said right of way and running South 25°57'46" West a distance of 189.25 feet to a point; thence North 64°02'14" West a distance of 125.15 feet to a point; thence North 25°57'46" East a distance of 223.41 feet to the Point of Beginning, containing .59 acres, as shown on that certain Survey for 109 South Estes Road, LLC, prepared by The John R. McAdams Company, dated May 19, 2016 and last revised May 31, 2016.

Chain of Title Reference: Book 371, Page 35, Orange County Registry.