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JB



Doc No: 30066494
Recorded: 02/07/2022 03:32:57 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$1,500.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6767 PG 2306 - 2308 (3)

James Alan Boston Jr

NORTH CAROLINA

ORANGE COUNTY

PREPARED BY: David S. Kennett, Atty., P. O. Box 52394, Durham, NC 27717-2394

RETURN TO: Grantee

Excise Tax: \$1,500.00 Parcel ID: 9863-89-7274 *M*

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 7th day of February, 2022 by JOSEPH EARL CREWS and wife, LESLIE LANDON CREWS as GRANTOR, whose address is 5717 Country Lane, Durham, NC 27705

and BFP LIMITED LIABILITY COMPANY, as GRANTEE, whose address is 4220 Neal Road, Durham, NC 27705

WITNESSETH:

That Grantor for good and valuable consideration, receipt of which is acknowledged, grants and conveys to Grantee, its successors and assigns, in fee simple the real property located in Orange County, State of North Carolina, more particularly described as:

See Exhibit A which is attached hereto and incorporated herein by reference.

This is not the principal residence of Grantor.
This conveyance is subject to matters of record.

To have and to hold, all and singular, the aforesaid property and all privileges and appurtenances thereto belonging to the said Grantee, her heirs, successors and assigns forever in fee simple

Grantor, for himself, his successors and assigns, hereby covenants with Grantee, its successors and assigns, that Grantor has done nothing to impair such title as Grantor received, and that Grantors will warrant and defend Grantee against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, GRANTOR has executed this deed the day and year first above written.

By: *Joseph Earl Crews*
JOSEPH EARL CREWS

By: *Leslie Landon Crews*
LESLIE LANDON CREWS

STATE OF NC

COUNTY OF DURHAM

I, David S. Kenneth, Notary Public, certify that the following person(s) personally appeared before me this day, and I have personal knowledge of the identity of the principal, and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: JOSEPH EARL CREWS and LESLIE LANDON CREWS.

Witness my hand and official stamp or seal, this 7th day of February ~~June~~ 2022.

David S. Kenneth
Notary Public
Print Name: David S Kenneth

My Commission Expires: 10/31/2022

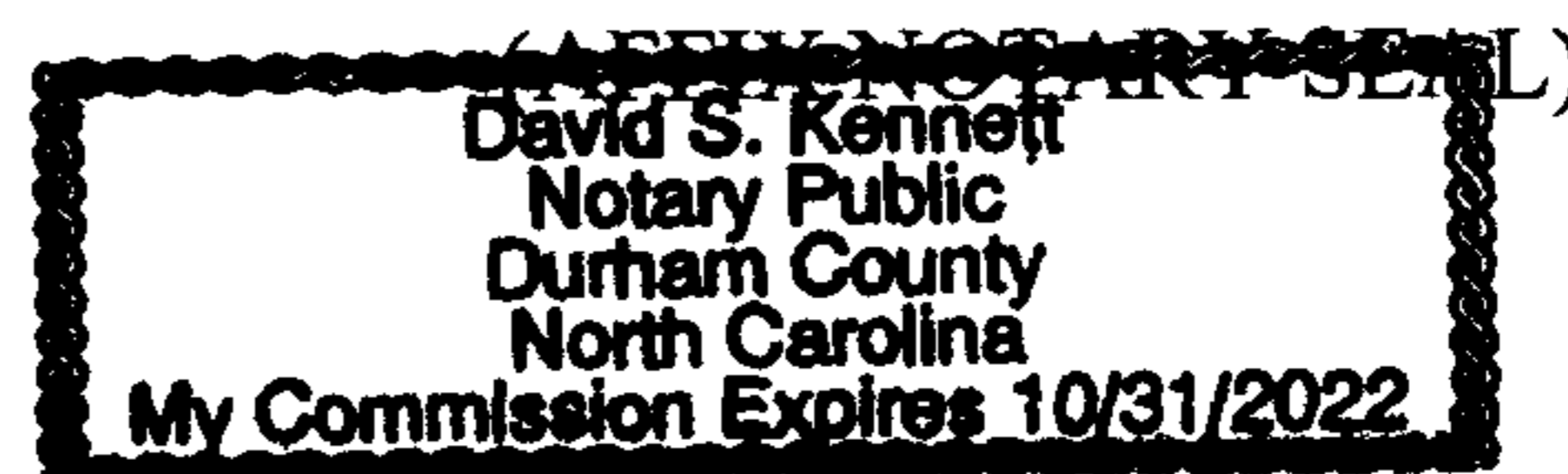


EXHIBIT A

LYING on the north side of Cardinal Drive and BEING all of Lot 3 of Hillsborough Crossing as shown on the plat recorded in Plat Book 51, Page 177 to which plat reference is hereby made for a more particular description of same.

This conveyance is subject to the easements contained on the deed recorded in Book 769, Page 444, Orange County Registry.