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NA

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Bk:RB6147 Pg:358  
06/29/2016 08:46:33 AM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$2140.00

NA

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,140.00

Parcel Identifier No. 9778757611 Verified by ER County on the \_\_\_ day of \_\_\_, 20\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 110 West Carr Street, Carrboro, NC 27510

THIS DEED made this 28<sup>TH</sup> day of JUNE, 2016, by and between

GRANTOR	GRANTEE
The Altridge Group, LLC, a North Carolina limited liability company	N. M. Herndon Family Limited Partnership, a North Carolina limited partnership
ADDRESS: 460 Bayberry Drive Chapel Hill, NC 27517	ADDRESS: 7118 Herndon Road Durham, NC 27713

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, all that certain lot or parcel of land situated in the City of Carrboro, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

### See the attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4715, Page 89, Orange County Registry.

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



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.

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. 2016 ad valorem taxes, zoning ordinances, rights of tenants under unrecorded leases, easements recorded in Book 377, Page 213 and Book 2829, Page 571 and matters that would be disclosed by a current and accurate survey of the property.

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

The Altridge Group, LLC,  
a North Carolina limited liability company

By: James Shortridge (SEAL)

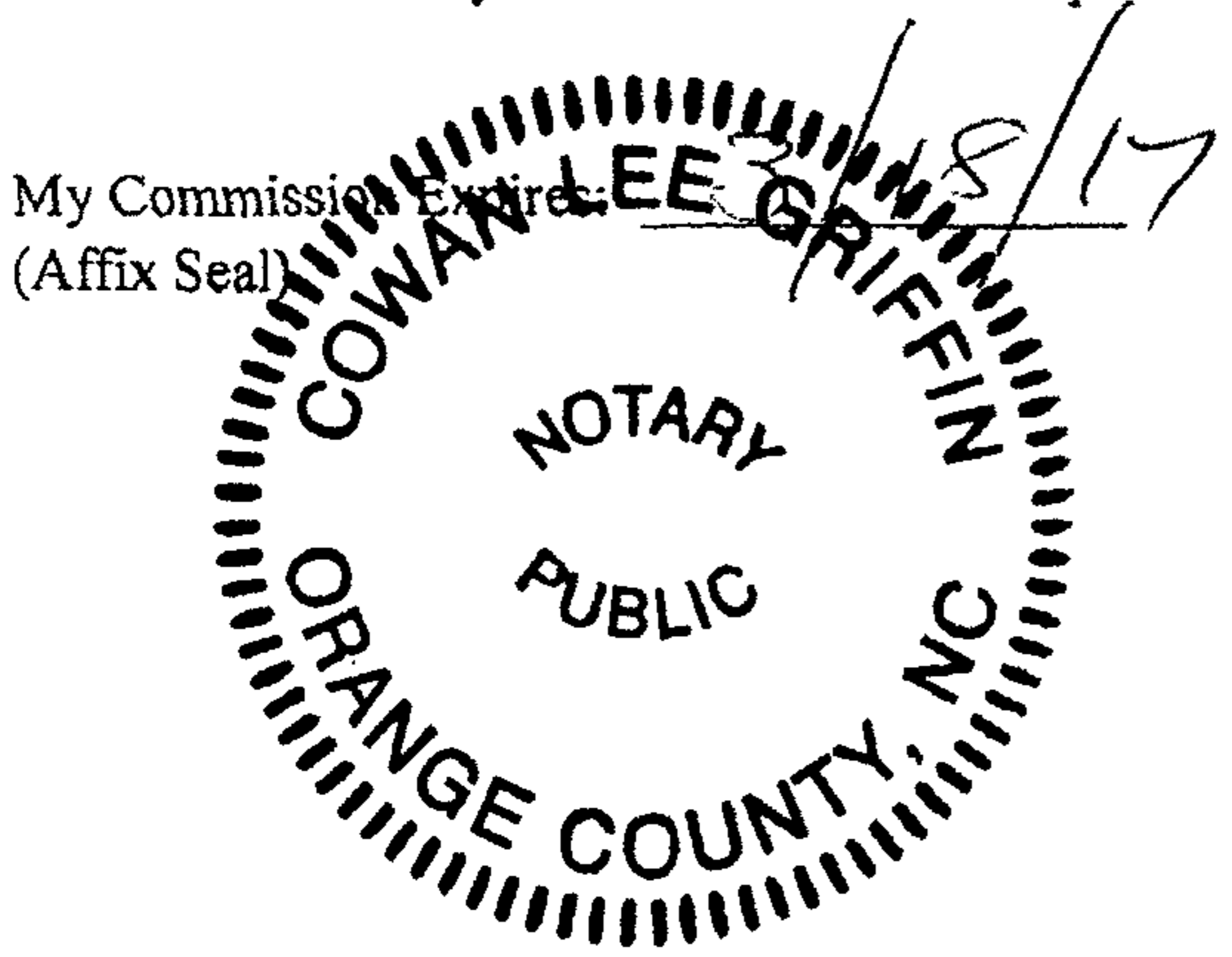
Name: James Shortridge

Title: member/manager

State of North Carolina - County of Orange

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that JAMES SHORTRIDGE personally came before me this day and acknowledged that he is the Member Manager of The Altridge Group, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 28 day of June, 2016.



Cowan Lee Griffin  
COWAN LEE GRIFFIN Notary Public  
Notary's Printed or Typed Name



**EXHIBIT A**

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON SITUATED, LYING AND BEING ON THE SOUTH SIDE OF THE JONES FERRY ROAD IN THE TOWN OF CARRBORO, N.C. ADJOINING THE LANDS OF WILL STRAVHORN ESTATE. H. J. STONE AND OTHERS, AND BEGINNING AT A STAKE IN THE SOUTH PROPERTY LINE OF THE JONES FERRY ROAD, THE NORTHWEST CORNER OF THE PROPERTY OF H. J. STONE ESTATE NOW PROPERTY OF ALMA STONE SKAGGS; RUNNING THENCE ALONG THE SOUTH PROPERTY LINE OF JONES FERRY ROAD IN A WESTERN DIRECTION TO A STAKE, THE NORTHEAST CORNER OF THE PROPERTY OF THE WILL STRAVHORN ESTATE; RUNNING THENCE SOUTH WITH THE SAID STRAVHORN LINE TO THE OLD J. B. MASON LINE; RUNNING THENCE EAST WITH THE SAID MASON LINE TO A DITCH OR SMALL DRAIN OR BRANCH; RUNNING THENCE IN A NORTH DIRECTION WITH THE SAID DRAIN OR BRANCH TO THE BEGINNING, CONTAINING 3.8 ACRES MORE OR LESS, AND BEING THE SAME LAND CONVEYED TO JESSE KING BY DEED OF M. W. SPARROW AND WIFE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF ORANGE COUNTY IN BOOK 88, AT PAGE 500, AND BEING THE SAME PROPERTY CONVEYED TO BRADY AND MELVIN LLOYD BY DEED OF JESSE KING AND WIFE DATED JANUARY 9, 1932, RECORDED IN THE SAID REGISTER'S OFFICE IN BOOK 98, AT PAGE 86, AND BEING THE PROPERTY KNOWN AS THE TENNESSEE SPARROW HOMEPLACE.