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20190107000002900 DEED
Bk:RB6564 Pg:47
01/07/2019 02:11:53 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$680.00

gc

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$680.00
Return to: Grantee PIN: 9799-13-1396.007
9799-13-1396.011 *JR*

THIS DEED made this 7th day of January, 2019 by and between

GRANTOR
Roy David Hull and spouse, Lynn Mercer Hull
105 Hampshire Place
Chapel Hill, NC 27516

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE
KRSB Investments, LLC
A North Carolina limited liability Company
27 Wysteria Way
Chapel Hill NC 27514

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 County of Orange, North Carolina, and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

Submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2941, Page 245, Orange County Registry.

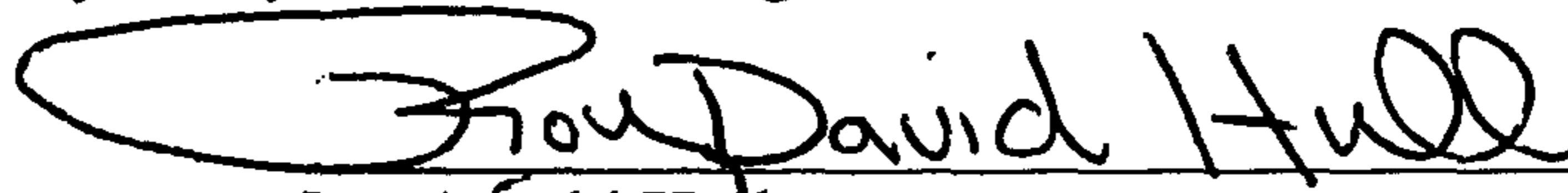
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.


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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2019 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

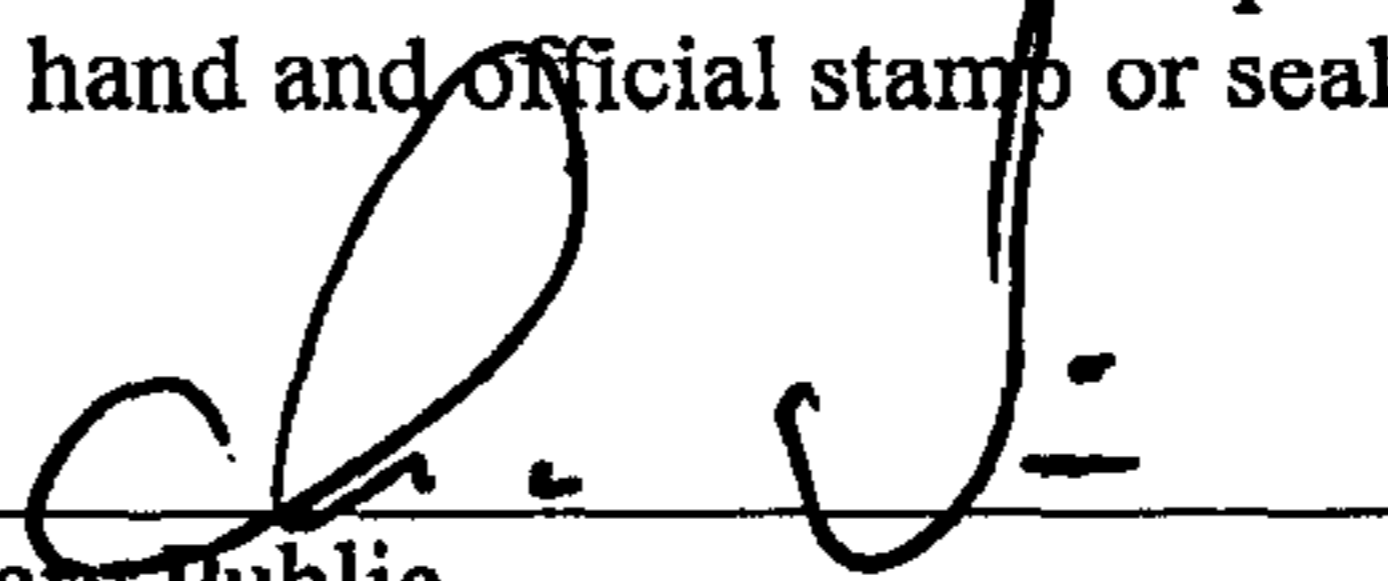
 (SEAL)
Roy David Hull

 (SEAL)
Lynn Mercer Hull

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Christopher M. Willett, Notary Public for the County of Durham, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Roy David Hull and Lynn Mercer Hull, Grantors. Witness my hand and official stamp or seal, this the 7th day of January, 2019.


Notary Public
My Commission Expires: 4/24/21

cmw/tlm

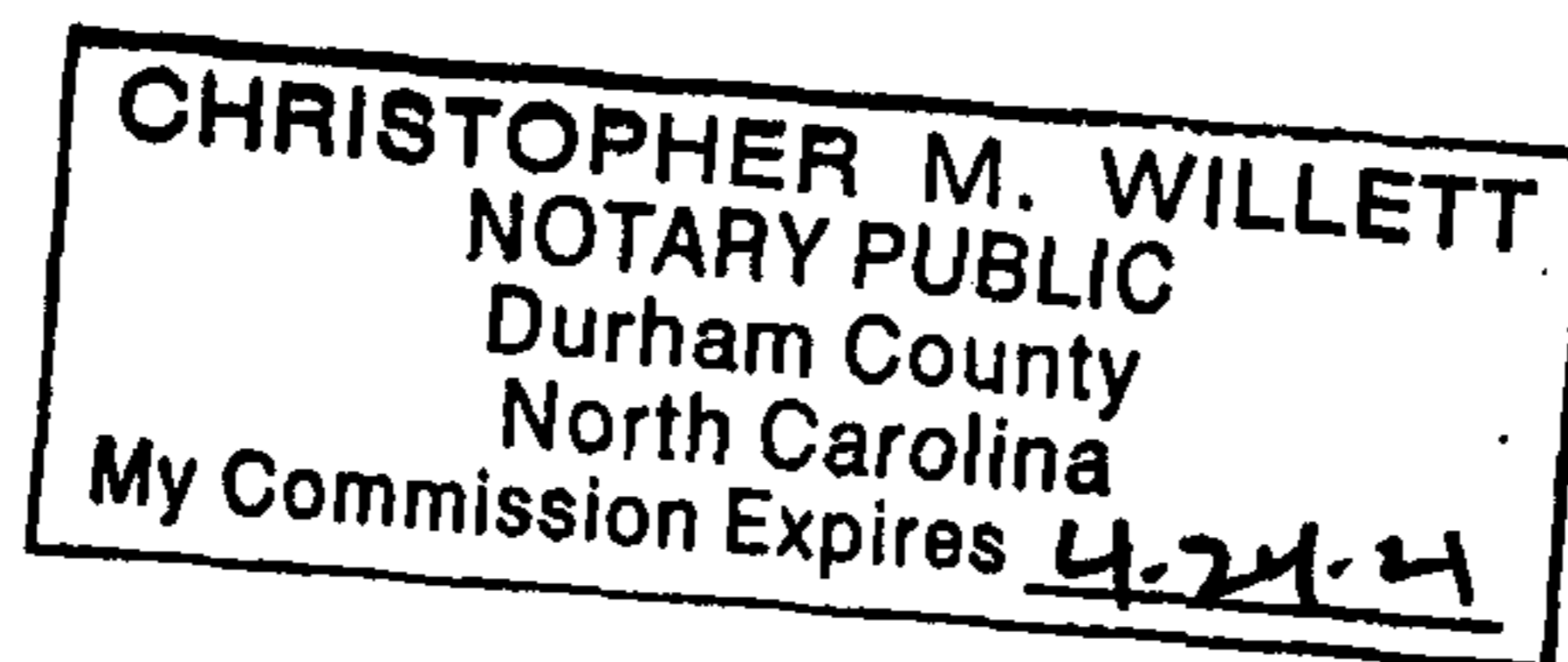




EXHIBIT "A"

BEING DESIGNATED AS UNIT NOS. 230 AND 270 OF DBCH OFFICE PARK, A CONDOMINIUM AS SHOWN ON THE PLATS AND PLANS OF DBCH OFFICE PARK, A CONDOMINIUM, RECORDED IN CONDOMINIUM FILE 71 PAGES 130 THROUGH 134 INCLUSIVE, IN THE ORANGE COUNTY, NORTH CAROLINA REGISTRY.

TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNITS BY THE DECLARATION OF DBCH OFFICE PARK, A CONDOMINIUM, DATED MAY 18, 1994 AND RECORDED IN BOOK 1258 AT PAGE 522, ORANGE COUNTY, NORTH CAROLINA REGISTRY AND AS FURTHER AMENDED FROM TIME TO TIME AND ALL RIGHTS AND EASEMENTS APPURTENANT TO SAID UNITS AS SPECIFICALLY ENUMERATED IN THE DECLARATION AND ANY AMENDMENTS THERETO.

SUBJECT TO ALL THE TERMS, PROVISIONS, CONDITIONS, OBLIGATIONS, LIMITATIONS, RESTRICTIONS AND EASEMENTS BINDING UPON THE UNITS AND UNIT OWNERS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION AND ANY AMENDMENT THERETO.

PINS: 9799-13-1396.007 and 9799-13-1396.011

It is the intention of the parties that the parcels herein described remain separate for tax purposes.