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Bk:RB6332 Pg:215  
07/07/2017 04:35:19 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1082.00

JAA

**NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared by: Jeffrey A. Jones, 2000 Aerial Center Parkway, Suite 110BC, Morrisville, NC 27560 (without benefit of a title examination, no title opinion, tax or legal advice given to Grantee)

Grantee's address (return to): 106 Purefoy Road, Chapel Hill, NC 27514-4853

NORTH CAROLINA

ORANGE COUNTY R/S: \$ 1082

PIN#: 9787-39-0045; 9787-29-9047; 9787-29-7266; 9787-29-6199 LKB

This Deed is made this 7th day of July, 2017, by and between **RICHARD L. PERRY and wife, CLAUDIA E. PERRY**, 486 Walnut Branch, Chapel Hill, NC 27516, hereinafter called "Grantor," and **CHAPEL HILL PRE-SCHOOL, a North Carolina non-profit corporation**, hereinafter called "Grantee", 106 Purefoy Road, Chapel Hill, NC 27514-4853.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in ORANGE County, North Carolina, and more fully described as follows:

**BEING all of Lots 1, 2, 3 and 4, as shown on a plat entitled "Final Plat Minor Subdivision of Property of Richard L. Perry", dated February 14, 2008, and prepared by Mitchell Westendorf, P.A., recorded in Plat Book 103, Page 93, Orange County Registry, reference to which plat is hereby made for a more particular description of same.**

Claudia E. Perry signs this deed for the sole purpose of releasing any and all inchoate marital rights/interest she may have in the property, and makes no warranties whatsoever.

The property described herein does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

The Grantor covenants that it is seized of the tract in fee, and has the right to convey the same in fee simple; that the tract is free from encumbrances; and that it will warrant and defend title to the tract against