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20131023000258950 DEED
Bk:RB5709 Pg:197
10/23/2013 10:23:58 AM 1/3

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$364.00

Excise Tax \$364.00 Recording Time Book and Page
Tax Lot No. _____ Parcel Identifier No. 9874-71-6466; 9874-71-5479
Verified by _____ County on the _____ day of overlap 9874711038 MAB
By _____
Mail after recording to Orange County, P.O. Box 8181, Hillsborough, NC 27278

This instrument was prepared by: Ronald P. Johnson (without title examination)

Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of October, 2013 by and between

Grantor	Grantee
Gene Raymond McCauley 204 Country Park Road Greensboro, NC 27455	Orange County, North Carolina P.O. Box 8181 Hillsborough, NC 27278
This property is not the principal residence of the Grantor.	This property is not the principal residence of the Grantee.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.
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 Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"



The property hereinabove was acquired by Grantor by instrument recorded in Book 4647, Page 438.

A map showing the above-described property is recorded in Plat Book 111, Page 174.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under and through Grantor, except for the exceptions hereafter stated.

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

Ad valorem taxes for 2013, utility easements and unviolated restrictive covenants that do not materially affect the value of the property.

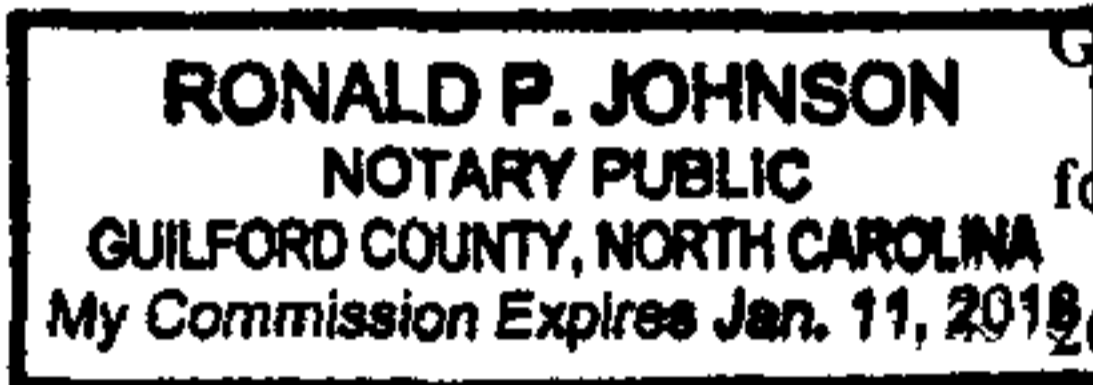
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Gene Raymond McCauley (SEAL)
Gene Raymond McCauley

SEAL-STAMP

NORTH CAROLINA, Guilford COUNTY.

I, Ronald P. Johnson, a Notary Public of the County and State aforesaid, certify that



Gene Raymond McCauley, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22nd day of October, 2013.

My commission expires: 1-11-2018 *Ronald P. Johnson* Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.



EXHIBIT A

Tracts 1 and II as shown on the plat of Riley Surveying, P.A., entitled "Physical Survey, Lots 19-22, C.P. Whitfield Farm Subdivision prepared for Orange County, Properties of Gene Raymond McCauley," recorded in Orange County Register of Deeds Plat Book 111, at page 194, plus that same parcel labeled "Deed Overlap" on said Plat and being further described as Parcel 2 of Tract II on that certain deed recorded in Orange County Register of Deeds Book 4647 at Page 438 as follows: BEGINNING at an iron stake located in the southwest corner of property of Parcel 1 above; running thence North 84 deg. 52' 25" West 4.67 feet to an iron stake; running thence North 04 deg. 27' 12" East 296.80 feet to an iron stake within the right of way to US 70A; running thence South 03 deg. 33' 06" West 296.89 feet to the place and point of beginning and being designated as "Survey Gap" containing 693 square feet according to plat of survey by ENT Land Surveys, Inc. entitled Survey of Lots 19-22, C.P. Whitfield Farm, dated November 12, 2007.

Tract I PIN: 9874-71-6466

Tract II PIN: 9874-71-5479