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NA



20150731000152900 DEED
Bk:RB5994 Pg:539
07/31/2015 04:04:54 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$960.00

NA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$960.00

Parcel Identifier No. 9880-36-2277.001 and .002 Verified by CP County on the ___ day of _____, 20__
By: _____

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 9 Cottage Place, Branchburg, New Jersey 08876

THIS DEED is made this 31 day of July, 2015, by and between

GRANTOR	GRANTEE
MEBANE PROPERTIES, LLC, a North Carolina limited liability company	KUZNIK PROPERTIES, LLC, a North Carolina limited liability company

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

BEING all of Units 100 and 200 of 112 TIMBERLYNE COMMERCE PARK, a condominium, as more particularly described in the Declaration of Condominium of 112 Timberlyne Commerce Park recorded in Book 4490, Page 8, Orange County Registry, North Carolina, as the same may be subsequently amended in accordance with the terms and conditions thereof, (hereinafter referred to as "Declaration of Condominium"), and on the plats and plans recorded in Condominium Drawer 103, pages 126 through 128, in the Orange County Registry, North Carolina; together with all rights and easements appurtenant to such Units, including without limitation the percentage ownership interest in the common elements appurtenant to such Units, as set forth in the Declaration of Condominium.

PINS: 9880-36-2277.001 (Unit 100) 9880-36-2277.002 (Unit 200)

{00054464.DOC} NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

Printed by Agreeer © 2001 NC Bar Association
submitted electronically by "Bagwell Holt Smith-SV"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

MEBANE PROPERTIES, LLC
a North Carolina limited liability company

Address: 354 High Ridge Ln
Fittsboro NC 27322

By: *Phil Crisp*
PHIL AARON CRISP, Manager

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein ___ includes X does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

Orange County, North Carolina

I hereby 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: **PHIL AARON CRISP, Manager of Mebane Properties, LLC**

Date: 7/31/2015

Thomas R. Holt
THOMAS R. HOLT, Notary Public
Printed Name of Notary Public
My commission expires: 9/10/2015

(Official Seal)

