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EML

20160120000013380 DEED
Bk:RB6067 Pg:165
01/20/2016 04:28:07 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$365.00

NH

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax ~~\$365.00~~ *over*

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 9875-00-2078

FR

Mail after recording to: Grantee

This instrument was prepared by: John D. Loftin, Box 733, Hillsborough, NC 27278

THIS DEED made this 20th day of January, 2016 by and between

GRANTOR

Bob K. Mangum and wife, Lillie Y. Mangum;
Rodney A. Mangum and wife, Faye W. Mangum
401 Joyce Road, Hillsborough, NC 27278

GRANTEE

John Tubiolo and Vida Tubiolo, husband and wife
617 Miller Rd, Hillsborough, NC 27278

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 located in Orange County, NC and more particularly described as follows:

PIN 9875-00-2078 Lying and being in Hillsborough Township, Orange County, NC and designated as Lot 4 on the plat of survey entitled Property of Fred S. Cates, Jr. by Robert A. Jones, dated September 9, 1965 and recorded in Plat Book 14, Page 155 of the Orange County Registry (for further reference to this and the surrounding property see the Plat recorded in Plat Book 10, Page 55 of the Orange County Registry). This property is described by metes and bounds as BEGINNING at a stake in the southern property line of US Highway 70 By Pass at a point 50 feet from the centerline thereof which stake is the northeastern corner of Lot 5; running thence with Lot 5 South 5 degrees 27 minutes West along the center line of the wall South 5 degrees 27 minutes West 225.45 feet to a stake in the line of Ed Whitted; running thence with his line North 88 degrees 02 minutes East 36.30 feet to a stake, corner of Lot 3; running thence with that lot North 5 degrees 27 minutes East and along the center

line of a wall 217.33 feet to a stake in the southern property line of Highway 70; thence with said line North 77 degrees 45 minutes West 36.16 feet to the Beginning; TOGETHER WITH the right to use that portion of the twelve (12) inch block wall which extends westerly six inches over the west boundary of the lot or tract described above and the center of which forms part of the common boundary between the tract or parcel of land hereinbefore described and the adjoining tract or parcel of land to the West retained by the grantors (or the grantors' predecessors in title) for the purpose of the building now situated on the tract of lot described above until the said building may be destroyed and not rebuilt or unless it is voluntarily removed by all the parties interested therein; AND TOGETHER WITH a perpetual right of way of ingress, egress and regress for right of way purposes for the use of the Grantee herein and for the use of the General Public over and across the land owned by the grantor (or the grantor's predecessor in title) lying west of the lands hereinabove described and as shown on the above referred plat and survey, which said right of way in 20 feet or more in width and extends generally from NC Highway 86 easterly, and more or less parallel to U.S. Highway 70.

The grantors further grant and convey to the grantees an easement for perpetual use of the water lines and sewer facilities which are situate on the property described on the plat above referred to and which serve the tract hereinabove conveyed. This conveyance is made subject to an easement along the southern property line extending 10 feet into this property from the southern line for the purpose of a joint alleyway for the use of the owners of Lots 1 through 5 of the Fred S. Cates, Jr. Property.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 215, Page 231, Orange County Registry.

A map showing the above described property is recorded in Plat Book 14, Page 155, and referenced within this instrument.

The above described property does not include the primary residence of the 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 except for the exceptions hereinafter stated.

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

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 officer(s), the day and year first above written.

(ENTITY NAME)

Bob K Mangum (SEAL)
BOB K. MANGUM

By: _____
Title: _____

Lillie Y. Mangum (SEAL)
LILLIE Y. MANGUM

By: _____
Title: _____

Rodney A. Mangum (SEAL)
RODNEY A. MANGUM

Faye W. Mangum (SEAL)
FAYE W. MANGUM



STATE OF North Carolina COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Bob K. Mangum, Lillie Y. Mangum, Rodney A. Mangum, and Faye W. Mangum. Witness my hand and official stamp or seal, this the 20th day of January, 2016.

My Commission Expires: 5-19-2019

Joseph M Phelps
Notary Public

Print Notary Name: Joseph M Phelps

**Joseph M Phelps, Notary Public
Orange County, North Carolina
My Commission Expires 5/19/2019**

