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Bk:RB6204 Pg:106
10/14/2016 11:08:29 AM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$3200.00

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Submitted electronically by Andrew S. Martin, Attorney, in compliance with North Carolina statutes governing recordable documents and the terms of the Submitter Agreement with the Orange County Register of Deeds. GS 47-14 (a 1) (5).

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,200.00

Parcel Identifier No. 9865503608 Verified by PL County on the ___ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Brownlee Whitlow Praet & File, PLLC (w/out benefit of title search or tax advice)

Brief description for the Index:

THIS DEED made this 13 day of October, 2016, by and between

GRANTOR

GRANTEE

HOLIDAY PARK, LLC, a North Carolina limited liability Company

CCW ASSETS LLC, a California limited liability company

**Mailing Address:
5890 Stoneridge Drive, Suite 109
Pleasanton, CA 94588**

**Mailing Address:
4526 Holloman Rd
Durham, NC 27703**

**Property Address:
115 Holiday Park 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 situated in Orange County, North Carolina and more particularly described as follows:

All that tract or parcel of land lying and being in Orange County, North Carolina, and being more particularly described as follows:

PIN 9865-50-3608 (TM 4.32.A.11A) 5.9 acres, more or less, designated as Lot D on the Plat of the survey by ENT Land Surveys entitle "PROPERTY PLATTED FOR BETTY HICKS" dated April 29, 1985, and recorded in Plat Book 41, at Page 123, of the Orange County Registry.

This property is subject to the private 20-foot access easement running from Holiday Park Road to Loat A, a cemetery lot, and a drainage easement as said easements are shown on said Plat. Reference is made to the said plat for a more particular description of the property.

This property is commonly known as **115 HOLIDAY PARK RD., HILLSBOROUGH, NC 27278**

The property hereinabove described was acquired by Grantor by instrument recorded in Book RB5376 Page 501.

All or a portion of the property herein conveyed x includes or does not include the primary residence of a 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, other than the following exceptions:

Easements, restrictions, reservations, covenants and rights of way of record and ad valorem taxes for 2016; and SUBJECT to any state of facts an accurate survey would show.

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

HOLIDAY PARK, LLC

Tim Masters, Manager (SEAL)
Tim Masters, Manager

State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City and State aforesaid, certify that **Tim Masters** personally came before me this day and acknowledged that he is a **Manager of Holiday Park, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 17 day of October, 2016.

My Commission Expires: 2-7-17
(Affix Seal)

Norman Praet Notary Public
Notary's Printed or Typed Name

NORMAN D. PRAET
NOTARY PUBLIC
Durham County
North Carolina
My Commission Expires Feb. 7, 2017

NORMAN D. PRAET
NOTARY PUBLIC
Durham County
North Carolina
My Commission Expires Feb. 7, 2017

