

48419
JAA

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,550.00

Parcel Identifier: ~~9799-68-7344~~ Verified by JB County on the ___ day of ___, 20__
By: 8434 (Signature)

Mail/Box to: Grantee, at 4803 Carlton Crossing Drive, Durham, NC 27713

This instrument was prepared by: Thomas R. Holt, Attorney at Law (without benefit of title examination)

Brief description for the Index: P/O Recombination Plat for Richard Birgel, Plat Book 55, Page 181, Orange County Registry

THIS DEED made effective as of the 24 day of June, 2022, by and between

GRANTOR	GRANTEE
JHH ASSOCIATES, LTD., a North Carolina corporation	SUNNY & CREW PROPERTIES, LLC, a North Carolina limited liability company
Mailing address: 608 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514	Property address: 116 Old Durham Road Chapel Hill, NC 27517

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, parcel of land, or condominium unit situated in Orange County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4268, Page 168, Orange County Registry.

All or a portion of the property herein conveyed 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.

Submitted electronically by "Kendall H. Page, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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 or through Grantor, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

JHH ASSOCIATES, LTD.,
a North Carolina corporation

By: Catherine D. Holland
Catherine D. Holland, President

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Catherine D. Holland, President of JHH Associates, Ltd.

Date: June 24, 2022

(Affix Official Seal below)



Angela Marie Fowler
Official Signature of Notary Public

Print Name: Angela Marie Fowler

My commission expires: May 22, 2024

EXHIBIT A

LEGAL DESCRIPTION

Being that property shown on that plat entitled "Recombination plat for Richard Birgel" recorded in Plat Book 55, Page 181, Orange County Registry and more particular described as:

Beginning at an iron set at a concrete monument, which point is located South 85° 22' 42" West 98.40-feet from a manhole, and is further described as the Northwest corner of the property of R. Joyce Garrett (now or formerly) as described in Deed Book 1500, Page 283, Orange County Registry; running thence with Garrett's line South 00° 19' 39" East 225.41-feet to an iron stake, the northeast corner of the property of Forrest Heath (now or formerly) as shown in Plat Book 55, Page 181; running thence with Heath's line North 89° 34' 51" West 85.02-feet to an iron stake, the southeast corner of the property of Ting Kuo Shieh (now or formerly) as described in Deed Book 1314, Page 531; running thence with Shieh's line North 00° 19' 39" West 225.57-feet to an iron stake at Shieh's northeast corner, running thence South 89° 28' 23" East 85.02-feet to an iron stake, the point and place of Beginning, containing 19,169 Ft., more or less, according to that survey drawn by Freehold Land Surveys, Inc. (Job No. 17230) dated Nov. 8, 1996, entitled "Property of Pons Family, LLC."

LESS and except a portion of the property described in Deed Book 6244, Page 412, for Highway Right of Way, Orange County Registry.

Parcel: 9799-68-8434

Property Location: 116 Old Durham Road Chapel Hill, NC 27517