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EW



20151221000249240 DEED
Bk:RB6055 Pg:580
12/21/2015 12:48:51 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1800.00 of

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,800.00 EW

Parcel Identifier No. 9880-35-0595 Verified by MCS County on the ___ day of _____, 20__
By: _____

Mail/Box to: GRANTEE @ 727 Eastowne Drive, Ste 300D, Chapel Hill, NC 27514

This instrument was prepared by: Eric W Hinson, 1709 Legion Rd, Ste 229, Chapel Hill, NC 27517

Brief description for the Index: LOT 1.804 Ac +/- PB 82/89,

THIS DEED made this 21st day of December, 2015 by and between

GRANTOR	GRANTEE
Beemer Mallett, LLC 412 Nottingham Drive Chapel Hill, NC 27517	COMPROP, LLC 727 Eastowne Drive, Suite 300D Chapel Hill, NC 27514

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

See Attached Exhibit "A" incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4949 page 542.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 82 page 89.

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: * Ad valorem property taxes for current and subsequent years. * Restrictions, covenants, easements and rights-of-way of record.

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

By: Beemer Mallett, LLC (SEAL)
 (Entity Name)
Walter W. Mallett Manager Print/Type Name:
 Print/Type Name & Title: Walter W. Mallett, Manager (SEAL)
 Print/Type Name:
 By: (SEAL)
 Print/Type Name & Title: Print/Type Name:
 By: (SEAL)
 Print/Type Name & Title: Print/Type Name:

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Orange
 I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the Manager of Beemer Mallett, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 21st day of December, 2015.

My Commission Expires: November 24, 2016
 (Affix Seal) Eric W. Hinson Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

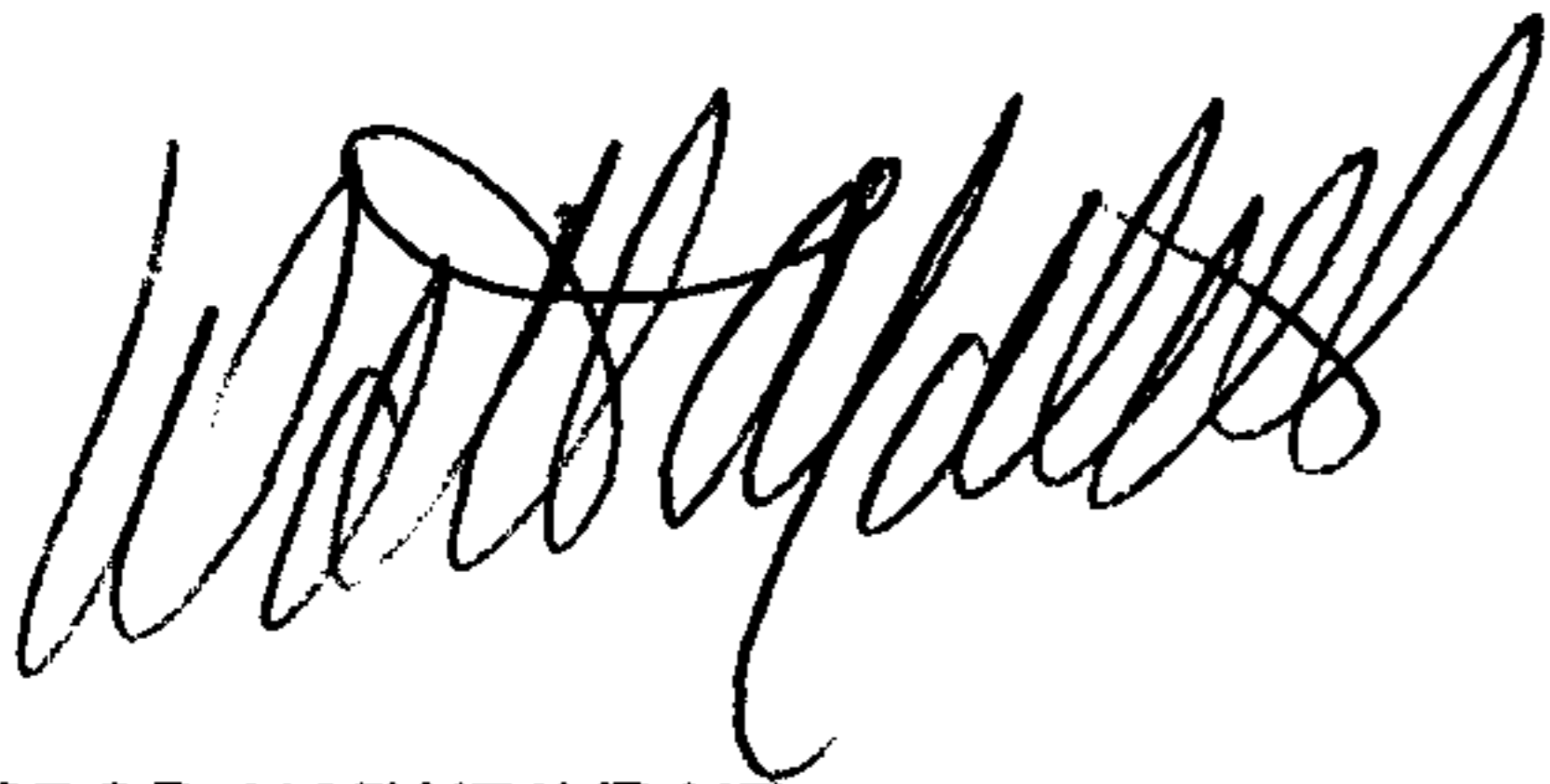


ATTACHMENT

Exhibit "A"

BEING that certain parcel of land identified as "CATHERINE BEEMER, ET AL" on that certain "Boundary Survey of the Property of Dennis H. Howell, Lynda P. Howell, Catherine S. Beemer, ET AL, Weaver Dairy Associates, A.J. Altemueller, Jewel Altemueller, Sparrow Street & NC DOT R/W Taking" prepared by Freehold Land Surveys, Inc. and dated January 26, 1996 and revised February 7, 1996, and containing a Net Area Excluding New R/W of 1.804 acres, all as shown on Plat Book 82, Page 89, Orange County Registry, to which plat reference is hereby made for a more particular description of same, and being the same property conveyed by Deed Book 842, Page 386, Orange County Registry, save and except interests taken by the North Carolina Department of Transportation as recorded in Deed Book 1520, Page 124, Orange County Registry.

PIN: 9880-35-0595

A handwritten signature in black ink, appearing to read "W. Howell", is written over the signature line.

COMPROP-1165WEAVDAIR

1165 Weaver Dairy Road, Chapel Hill, NC 27516

