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12/08/2016 04:13:15 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$556.00

MB

GENERAL WARRANTY DEED

PIN #9874-06-0360
Prepared by: D. MICHAEL PARKER
Return to: Grantee @ 118 West King Street, Hillsborough, NC 27278
Revenue Stamps = \$ 556.00

NORTH CAROLINA
ORANGE COUNTY

THIS DEED, made and entered into this the 8th day of December, 2016,
by and between, **R.C. NEIGHBOURS, LLC**, a North Carolina limited liability company,
Party of the First Part, (hereinafter referred to as "Grantor"), and **118 WEST KING
STREET, LLC**, Party of the Second Part, (hereinafter referred to as "Grantee"),

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple all that certain tract or parcel of land located in the **Township of Hillsborough, County of Orange County, North Carolina** and being more particularly described as follows:

BEING all of Lot A as per plat of survey entitled "**PROPERTY SURVEYED FOR R.C. NEIGHBOURS**" prepared by Alois Callemyn, Land Surveyor, dated November 24, 1986 and recorded in **Plat Book 46, Page 50**, of the Orange County Registry, to which plat reference is hereby made for a more particular description of the same.



TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed under seal in its name by its manager as the official act of the limited liability company, the day and year first above written.

R.C. NEIGHBOURS, LLC
a North Carolina limited liability Company

By: *[Signature]* (SEAL)
Michael C. Neighbours, Manager

NORTH CAROLINA
COUNTY OF Bladen

I, Sharon L. MOORE, Notary Public of the county and state aforesaid, do hereby certify that **MICHAEL C. NEIGHBOURS, Manager**, personally came before me this day and acknowledged that he/she is the Manager of **R.C. NEIGHBOURS, LLC, a North Carolina limited liability company**, and acknowledged on behalf of the company, the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 7th day of Dec., 2016.



[Signature]
Notary Public

Sharon L. Moore
Print or type Name of Notary Public

My Commission Expires: 7/28/2019



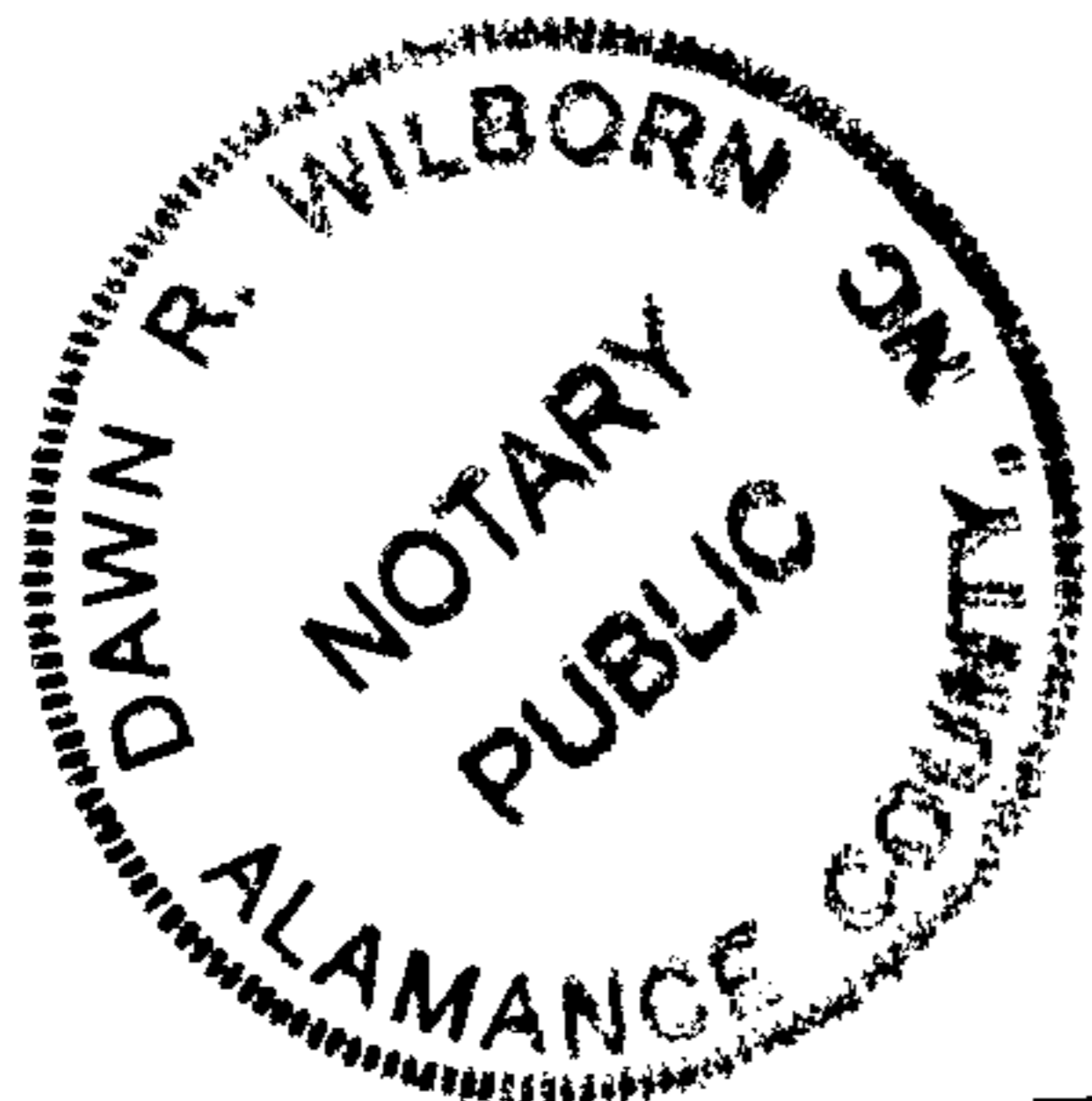
R.C. NEIGHBOURS, LLC
a North Carolina limited liability Company

By: *Stephen R. Neighbours* (SEAL)
Stephen R. Neighbours, Manager

NORTH CAROLINA
COUNTY OF Orange

I, *Dawn R. Wilborn*, Notary Public of the county and state aforesaid, do hereby certify that **STEPHEN R. NEIGHBOURS, Manager**, personally came before me this day and acknowledged that he/she is the Manager of **R.C. NEIGHBOURS, LLC, a North Carolina limited liability company**, and acknowledged on behalf of the company, the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 8 day of December, 2016.



Dawn R. Wilborn
Notary Public

Dawn R. Wilborn
Print or type Name of Notary Public

My Commission Expires: 7.31.2021