

JAH

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20170718000140260 DEED
Bk:RB6336 Pg:392
07/18/2017 08:52:52 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$3950.00

aw

Excise Tax \$ 3,950	Recording Time, Book and Page
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Tax Lot No.: _____ Parcel Identifier No. 9789-29-4513 **LKB**
 Verified by _____ County on the _____ day of _____, 20
 by _____

Mail after recording to Grantee

This instrument was prepared by: Bagwell Holt Smith P.A. (without title examination)

Brief Description For The Index:

See Exhibit A attached

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 17th day of JULY, 2017, by and between:

GRANTOR	GRANTEE
BRADLEY K. MOODY and wife, ELIZABETH PAIGE MOODY 2004 Whitmore Circle Chapel Hill, NC 27516	J. CAR HOLDINGS, LLC, a North Carolina limited liability company P.O. Box 37969 Raleigh, NC 27627

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey, subject to the easements, restrictions, reservations, covenants, conditions and other exceptions set forth below, unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Orange County, North Carolina, as more particularly described in **Exhibit A** attached hereto ("**Property**").

The Property was acquired by Grantor by instruments recorded in Book RB6031 at Page 283, Orange County Public Registry.

The Property does not include the primary residence of Grantor.

The Property is conveyed subject to the ad valorem taxes of 2017 and all subsequent years and all easements, rights-of-way and restrictions of record.

TO HAVE AND TO HOLD, subject to the above referenced exceptions, the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Subject to the above referenced exceptions, Grantor covenants with Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the Property in fee simple, that title of the Property is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title of the Property against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above written.

Bradley K. Moody
BRADLEY K. MOODY

Elizabeth Paige Moody
ELIZABETH PAIGE MOODY

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: BRADLEY K. MOODY.

[Signature]

Official Signature of Notary Public

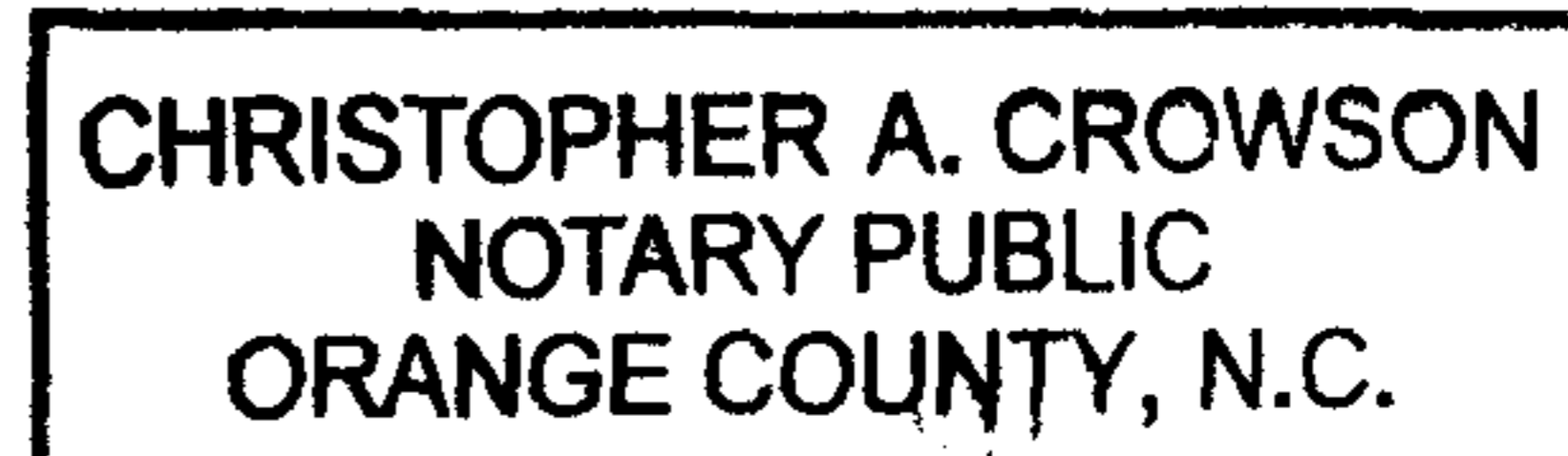
Date: July 17, 2017

CHRISTOPHER A. CROWSON

Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: MAY 7, 2019



STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: ELIZABETH PAIGE MOODY.

[Signature]

Official Signature of Notary Public

Date: July 17, 2017

CHRISTOPHER A. CROWSON

Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: MAY 7, 2019

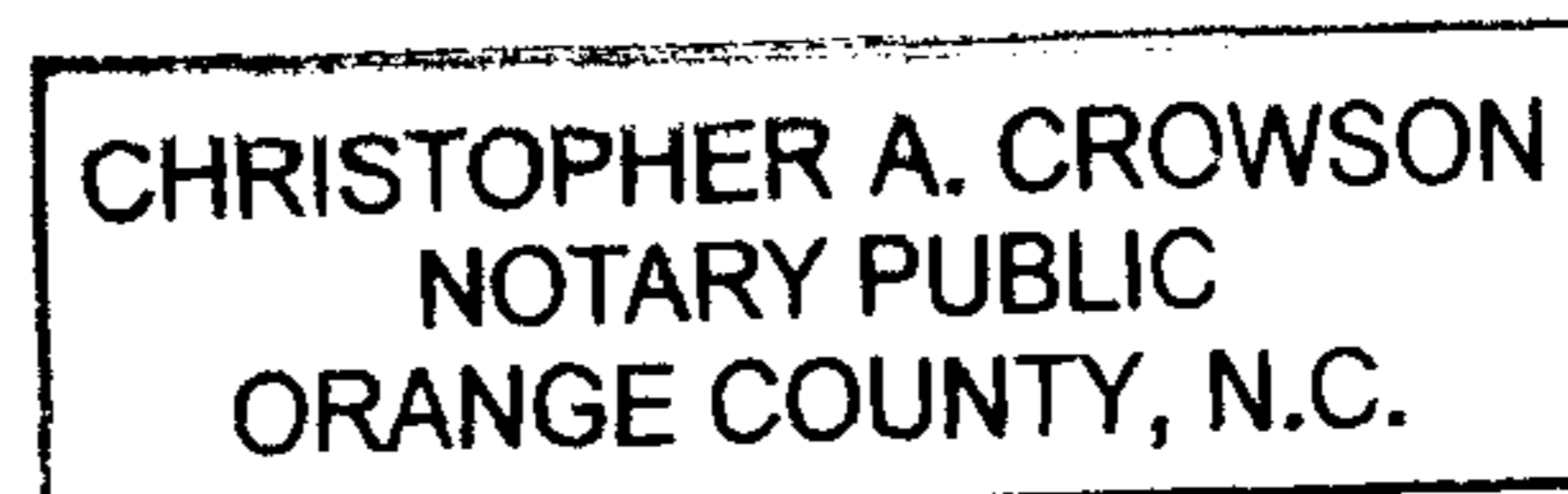




Exhibit A
to
Deed

Beginning at an existing iron pipe on the Western R/W of Martin Luther King Jr. Blvd., said point having N.C. grid coordinates of N=799,521.46' and E= 1,982,653.57' (NAD'83/2001); thence runs S 71-01'-27" W 211.06' to an existing iron pipe; thence runs N 03-20'08" W 264.78' to an iron pipe set; thence runs N 84-18'-56" E 188.80' to an iron pipe set on the Western R/W of Martin Luther King, Jr. Blvd.; thence runs with said R/W along a curve to the left having a radius of 2,866.56' and arc length of 216.16' and a chord bearing and distance of S 07-12'-41" E 216.11' to the point and place of beginning. This tract contains approximately 47,008 sq. ft. or 1.08 acres, as more particularly shown on survey entitled, "AS BUILT SURVEY PROPERTY OF J. CAR HOLDINGS LLC", prepared by Barry L. Scott, Professional Land Surveyor, and dated 06-26-17. This tract is the same parcel as recorded in DB RB6031, pg. 283, Orange County Registry.