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FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$730.00 MB

PREPARED BY/RETURN TO: John D. Loftin, Attorney at Law, PO Box 733, Hillsborough, NC 27278

NORTH CAROLINA, ORANGE COUNTY

GENERAL WARRANTY DEED

THIS DEED, MADE AND ENTERED INTO THIS THE 2nd DAY OF August, 2016. BY AND BETWEEN

GRANTOR:

SUSAN C. FRANKENBERG
131 E. Queen Street
Hillsborough, NC 27278

PARTY OF THE FIRST PART AND

EXCISE TAX: \$ 730.00

GRANTEE:

KNOX ENTERPRISES, LLC
3128 Vannie Lane
Hillsborough, NC 27278

PARTY OF THE FIRST PART,

WITNESSETH:

THAT THE SAID PARTY OF THE FIRST PART, IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND OTHER GOOD, VALUABLE AND SUFFICIENT CONSIDERATIONS PAID BY THE SAID PARTY OF THE SECOND PART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES BARGAIN, SELL AND CONVEY UNTO THE SAID PARTY OF THE SECOND PART AND THEIR HEIRS AND ASSIGNS IN ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE HILLSBOROUGH, ORANGE COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LKB

PIN: 9874-05-2897 (TM 4.36.E.9)- Lying on the South side of Margaret Lane and consisting of 0.23 acre as shown on the survey by Alois Callemyn dated the 1st day of April, 1986, and entitled "Property of Mary Davis." This property is more particularly described as follows: BEGINNING at an existing corner, the northwest corner of the property of Garrison Riggs conveyed to him by deed recorded in Deed Book 441, Page 372, Orange County Registry; and running thence S. 05° 00' 00" E. 150.00 feet to a mathematical point in the line of the Orange Rural Fire Department; thence with the line of the Orange Rural Fire Department, N. 85° 00' 00" W. 67.00 feet to an existing corner in the line of Southern States, Inc.; thence with the line of Southern States, Inc., N. 05° 0' 00" E. 150.00 feet to an existing corner in the southern right-of-way line of Margaret Lane; thence with the southern right-of-way line of Margaret Lane, S. 85° 00' 00" E. 67.00 feet to the point and place of BEGINNING. And being the same property that was conveyed to Mary E. Davis by deed recorded in Book 565, Page 654, Orange County Registry.

This conveyance is made subject to all applicable covenants, easements and restrictions of record and to the lien of 2016 *ad valorem* taxes which are not yet due and payable.

The property conveyed herein conveyed does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD THE AFORESAID IN TRACT OR PARCEL OF LAND AND ALL PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING TO THE SAID PARTY OF THE SECOND PART AND HIS HEIRS AND ASSIGNS IN FEE SIMPLE FOREVER, EXCEPT AS SET FORTH ABOVE.



AND THE SAID PARTY OF THE FIRST PART DOES CONVENANT THAT SHE IS SEIZED OF SAID PREMISES IN FEE SIMPLE AND HAS THE RIGHT TO CONVEY THE SAME IN FEE SIMPLE; THAT THE SAME ARE FREE FROM ENCUMBRANCES EXCEPT AS SET FORTH ABOVE; AND THAT SHE WILL WARRANT AND DEFEND THE SAID TITLE TO THE SAME AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

WHEREVER USED HEREIN, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS, AS THE CONTEXT MAY INDICATE.

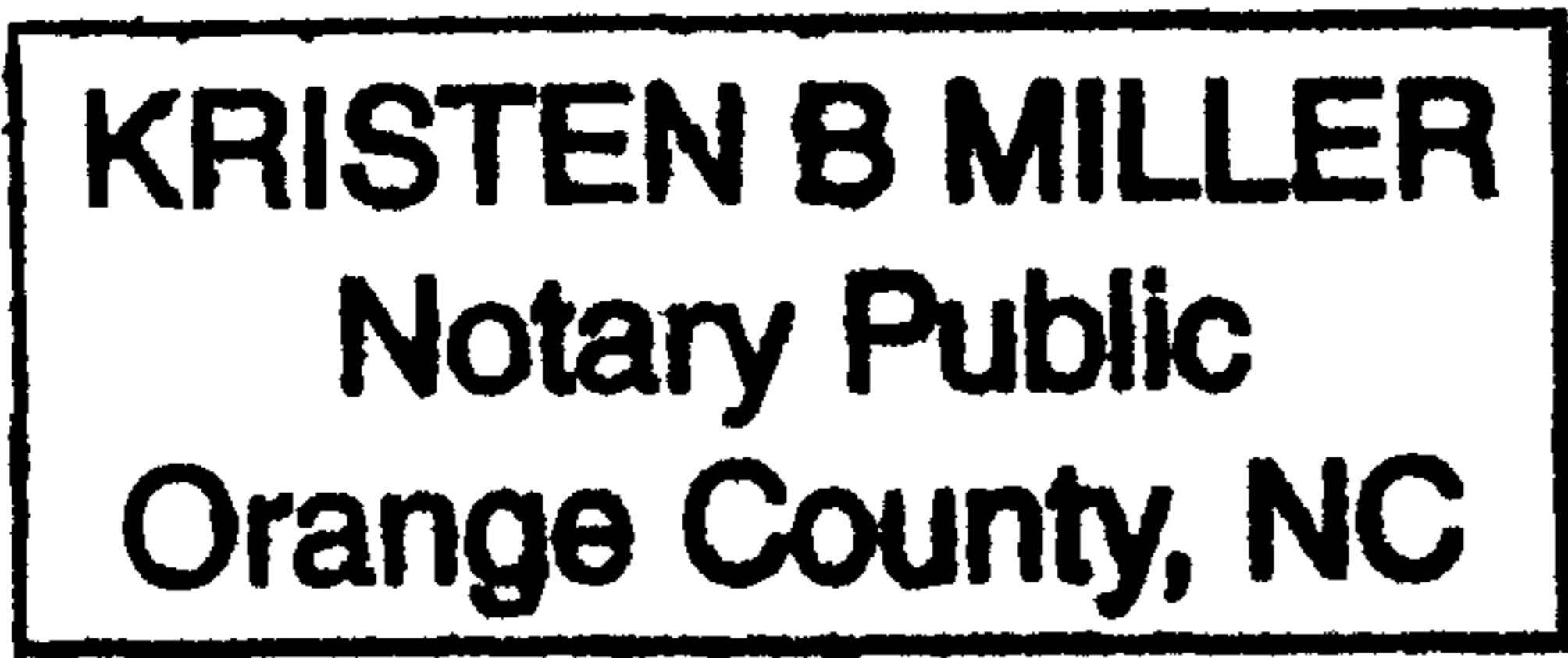
IN TESTIMONY WHEREOF THE SAID PARTY OF THE FIRST PART HAS HEREUNTO SET THEIR HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Susan C. Frankenberg (SEAL)
SUSAN C. FRANKENBERG

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, Kristen B. Miller, A NOTARY PUBLIC OF SAID STATE, DO HEREBY CERTIFY THAT SUSAN C. FRANKENBERG, GRANTOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS 2nd DAY OF August, 2016



Kristen B. Miller
NOTARY PUBLIC

Kristen B. Miller
NOTARY'S TYPED OR PRINTED NAME

(NOTARIAL SEAL)

MY COMMISSION EXPIRES: 1/21/2019