

DL
aw



20180315000046250 DEED
Bk:RB6436 Pg:128
03/15/2018 12:07:42 PM 1/2

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

N/A

GENERAL WARRANTY DEED

Parcel Identifier Number: 9789-92-0182 *pl* R/S: \$730.00

Mail after recording to Grantee at: Nathaniel C. Smith, Attorney, 111 Cloister Ct., Ste. 200, Chapel Hill, NC 27514

This instrument was prepared by: Charles H. Thibaut, Attorney

Brief description for the property: Lot 1, Property of Louis L. Vine & Florence L. Vine

THIS DEED made this 14th of March, 2018, by and between

GRANTOR	GRANTEE
<p>Noah's Ark Kennel & Cattery, Inc., a North Carolina corporation</p> <p>Mailing Address: 206 South Bellevue Street Hillsborough, NC 27278</p>	<p>1217 East, LLC a North Carolina limited liability company</p> <p>Property Address: 1217 East Franklin Street Chapel Hill, NC 27514</p>

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 Orange County, North Carolina and more particularly described as follows:

BEING all of Lot 1 as shown on that certain survey entitled "Lots 1 and 2, Louis L. Vine & Florence L. Vine and Recombination of Lot 2 & The Professional Bldg." prepared by Freehold Land Surveys, Inc., last Revised April 19, 1999 and recorded on November 23, 1999 in Plat Book 84, Page 131, Orange County Registry, to which plat reference is made for a more particular description of same.

The subject property does ____, or does not x contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6028, Page 382, Orange County Registry.

A map showing the above described property is recorded in Plat Book 84, Page 131, Orange County Registry.

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 the 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

The year 2018 and future year's ad valorem taxes; restrictive and protective covenants; and utility easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Noah's Ark Kennel & Cattery, Inc.

By: *Lynn A. Patterson* (SEAL)
Lynn A. Patterson, President

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I certify that the following person personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Lynn A. Patterson, President of Noah's Ark Kennel & Cattery, Inc., a North Carolina corporation.**

This the 14th day of March, 2018.

Charles H. Thibaut
Notary Public

Printed Name: Charles H. Thibaut

My Commission Expires: 04/07/2020

