



20170123000013300 DEED
Bk:RB6253 Pg:247
01/23/2017 11:48:32 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$1380.00

aw

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,380.00

Real Estate ID # ~~9799-78-0316~~

9799-78-0494 RKB

Mail to: Grantee

This instrument was prepared by: Danhong Lu 306 Laurens Way, Chapel Hill, NC 27516

Brief description for the Index: Lots 26-29, Block F, University Heights Subdivision

THIS DEED made this 19th day of January, 2017, by and between

GRANTOR	GRANTEE
<p>Danhong Lu and spouse, Peng Xin</p>	<p>LG 1810 Fordham Blvd, LLC a Texas limited liability company</p>
<p>Address for Grantor: 306 Laurens Way Chapel Hill, NC 27516</p>	<p>Address for Grantee: 5970 Fairview Road Suite 450 Charlotte, NC 28210</p>

This Property is ___ or is not x the principal residence of Grantor.

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: **See Exhibit A Attached Hereto**

Submitted electronically by "Wyatt Early Harris Wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



See instrument recorded in Book 3357 Page 490, of the Orange County Registry for reference.

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:

- 1) The lien of ad valorem real property taxes not yet due and payable.
- 2) Any easements, restrictions and other exceptions of record.

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


 _____ (SEAL)
 DANHONG LU


 _____ (SEAL)
 PENG XIN



STATE OF NORTH CAROLINA,
COUNTY OF Orange

I, the undersigned Notary Public of the County and State aforesaid, certify that **DANHONG LU** personally appeared before me this day and acknowledged the due execution of the foregoing General Warranty Deed for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of Jan, 2017.

My Commission Expires: 01/21/18

Jimmy C Herrera
Notary Public's Signature

Jimmy C Herrera
Notary Public's Printed Name

JEIMMY C HERRERA
Notary Public
Chatham Co., North Carolina
My Commission Expires Jan. 21, 2018

(SEAL)

STATE OF NORTH CAROLINA,
COUNTY OF Orange

I, the undersigned Notary Public of the County and State aforesaid, certify that **PENG XIN** personally appeared before me this day and acknowledged the due execution of the foregoing General Warranty Deed for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of Jan, 2017.

My Commission Expires: 01/21/18

Jimmy C Herrera
Notary Public's Signature

Jimmy C Herrera
Notary Public's Printed Name

JEIMMY C HERRERA
Notary Public
Chatham Co., North Carolina
My Commission Expires Jan. 21, 2018

(SEAL)



**EXHIBIT A
LEGAL DESCRIPTION**

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

BEING all of Lots 26 through 29 inclusive, Block F, University Heights Subdivision, per plat and survey thereof by F.M. Carlisle, dated May 23, 1947, recorded in Plat Book 4, Page 17, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

AND BEING the same property described as follows:

Lying and being in the Chapel Hill Township, Orange County, State of North Carolina, and being more particularly described as BEGINNING at an existing ½" iron rod in the southern right of way of Old Durham-Chapel Hill Road, and being the northwestern corner of the property of Lots 26-29 (Orange County PIN: 9799-78-0316), Block "F" of the 'University Heights' subdivision recorded in Plat Book 04 at Page 17 of the Orange County Registry, & also being the property conveyed in Deed Book 3357 at Page 490 of the Orange County Registry; and being S 82°41'13" E 441.90' from a GPS acquired tie, being a nail set located at northing:798,628.96, easting:1,996,611.49; and running thence from said Point of Beginning, along the southern right of way of Old Durham-Chapel Hill Road, South 89°20'02" East 100.02 feet to a chip mark in a concrete sidewalk; thence South 00°42'46" West 232.08 feet to a 1" existing iron pipe, also being the southwestern property corner of Tract 2 shown on Plat Book 100, Page 37 of the Orange County Registry; thence North 89°17'13" West 99.98 feet to a ½" iron rod, also being the southeast property corner of the property conveyed to Robert Nowell Creadick in Deed Book 6039, Page 367 of the Orange County Registry; thence North 00°42'06" East 232.00 feet to a ½" iron rod, the point and place of BEGINNING, and containing 23,204 square feet, and being shown on a plat of survey by Stephen M. Hallstrom, Professional Land Surveyor, dated May 23, 2016, and entitled PLAT OF SURVEY "ALTA/NSPS LAND TITLE SURVEY", survey for, LG ACQUISITIONS, LLC, LESS AND EXCEPT that portion of the property conveyed to the Department of Transportation by deed dated October 12, 2016 and recorded in Book 6246, Page 473 of the Orange County Registry.