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20180920000180210 DEED  
Bk:RB6523 Pg:524  
09/20/2018 03:50:01 PM 1/5

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1800.00 *gB*

**GENERAL WARRANTY DEED**

- TRACT 1: PIN #9874-06-1466
- TRACT 2: PIN #9874-06-0449
- TRACT 3: PIN #9874-06-2364 *ALB*

Prepared by: D. MICHAEL PARKER  
Return to: Grantee @ 504 Meadowland Drive, Hillsborough, NC 27278  
Revenue Stamps = \$ 1,800.00

NORTH CAROLINA  
ORANGE COUNTY

THIS DEED, made and entered into this the 20 day of September, 2018,  
by and between, **WESLEY D. WOODS** and spouse, **ALICE RIGGSBEE WOODS**, Party  
of the First Part, (hereinafter referred to as "Grantors"), and **126 WEST KING STREET,  
LLC**, a North Carolina limited liability company, Party of the second Part, (hereinafter  
referred to as "Grantee"),

**WITNESSETH:**

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



**TRACT 1: PIN #9874-06-1466**

BEGINNING at a corner of an existing building, said corner being located on the northern margin of the right of way to King Street at the southeast corner of a lot owned by Wilkerson; running thence with Wilkerson North  $04^{\circ} 21' 23''$  East 263.27 feet to a point; running thence South  $86^{\circ} 47' 19''$  East 48.30 feet to an iron stake; running thence South  $04^{\circ} 05' 32''$  West 221.04 feet to a point, the northeast corner of Tract No. 2 below; running thence with Tract #2 North  $85^{\circ} 17' 48''$  West 13.5 feet to a point; running thence South  $04^{\circ} 05' 32''$  East 43.5 feet to a point on the northern margin of the right of way to King Street; thence with the northern margin of the right of way to King Street North  $85^{\circ} 17' 48''$  West 36.01 feet to the place and point of beginning and being designated as Tract #1 containing 12,318 square feet, according to plat of actual survey entitled "**PROPERTY OF WESLEY WOODS,**" by Alois Callemyn, Land Surveyor, dated Jun 16, 1988.

Tract I shall remain as a separate parcel on the Orange County Land Records.

**TRACT 2: PIN #9874-06-0449**

BEGINNING at a point on the northern margin of the right of way to King Street, the southeast corner of Tract #1 above; thence with Tract #1 above North  $04^{\circ} 05' 32''$  East 43.5 feet to a point corner with Tract #1 above; thence continuing with Tract #1 above South  $85^{\circ} 17' 48''$  East 13.5 feet to a point in the line of Wesley Woods; thence with Woods South  $04^{\circ} 05' 32''$  West 43.5 feet to the corner of an existing building on the northern margin of the right of way to King Street North  $85^{\circ} 17' 48''$  West 13.5 feet to the place and point of beginning and being designated as Tract #2 containing 587 square feet according to plat of actual survey entitled "**PROPERTY OF WESLEY WOODS,**" by Alois Callemyn, Land Surveyor, dated June 16, 1988.

Tract 2 shall remain as a separate parcel on the Orange County Land Records.

The Grantors acquired the above described property by deed recorded in Deed Book 733, page 224, Orange County Registry.

**TRACT 3: PIN #9874-06-2364**

**PARCEL I: BEGINNING** on King Street at Est. of S.J. Lynch's East corner and running North with this line 80 feet to E.A. Rosemond's line, thence East with E.A. Rosemond's line 36 feet, thence South with E.A. Rosemond's line 80 feet to King Street; thence West 36 feet with said street to starting point. Said lot or parcel of land being more particularly described in a deed from C.S. and S.J. Cooley to E.L. Cooley, dated February 27, 1892, and recorded in the Office of the Register of Deeds for Orange County



in Book V, Page 130. See Deed from Edward L. Cooley to O.J. and B.B. Forrest, dated June 12, 1903 and recorded in Book 88, Page 431, and Deed from B.B. Forrest and wife, Mollie B. Forrest, and Bedford B. Forrest to W.M. Chance, dated January 17, 1946, and recorded in Book 123, Page 436.

**PARCEL II: BEGINNING** at the Northwest corner of the Osburn Theater lot (now Chance), and running thence North 60 feet to a stake; thence East 36 feet to a stake; thence South 60 feet to the Northeast corner of said theater lot; thence with the line of the said Theater lot West 36 feet to the beginning. See Deed dated January 17, 1946 from B.B. Forrest and wife, Mollie B. Forrest, to W.M. Change and recorded in Book 123, Page 430.

**PARCELS I & II are to remain as one parcel on the Orange County Land Records.**

The Grantors acquired the above described property by deed recorded in Deed Book 1464, page 586, Orange County Registry.

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

And the Grantors covenant with the Grantee that the Grantors are 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 Grantors 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 Grantors have hereunto set their hands and seals, the day and year first above written.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]



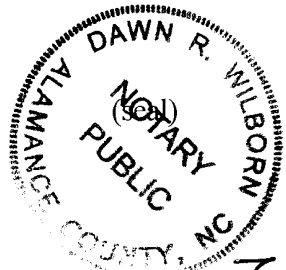
Wesley D. Woods (SEAL)  
WESLEY D. WOODS

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STATE OF NORTH CAROLINA  
COUNTY OF Alamance

I Dawn R Wilborn, Notary Public of the County and State  
aforesaid, certify that **WESLEY D. WOODS** personally appeared before me this day and  
acknowledged the foregoing instrument.

Witness my hand and seal, this the 00 day of September, 2018.



Dawn R Wilborn  
NOTARY PUBLIC  
Dawn R Wilborn  
(PRINT OR TYPE NAME OF NOTARY PUBLIC)

My commission expires: 7.31.2021



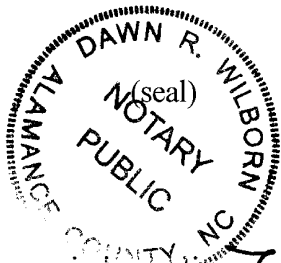
Alice Riggsbee Woods (SEAL)  
ALICE RIGGSBEE WOODS

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STATE OF NORTH CAROLINA  
COUNTY OF Alamance

I, Dawn R. Wilborn Notary Public of the County and State  
aforesaid, certify that **ALICE RIGGSBEE WOODS** personally appeared before me this day  
and acknowledged the foregoing instrument.

Witness my hand and seal, this the 20 day of September, 2018.



Dawn R. Wilborn  
NOTARY PUBLIC

Dawn R. Wilborn  
(PRINT OR TYPE NAME OF NOTARY PUBLIC)

My commission expires: 7.31.2021