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2018010800004150 DEED
Bk:RB6411 Pg:564
01/08/2018 04:51:24 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$1600.00

MB

Excise Tax: \$1600.00

Tax Lot No. _____ Parcel Identifier No. 9864968196

KPR

Verified by Orange County on the _____ day of _____, 20____ by _____

Mail after recording to: GRANTEE

This instrument was prepared by: Cumalander Adcock, LLP
By: James S. Adcock III (attorney for Grantor, without title examination)
(Post Office Box 1055, Fuquay-Varina, NC 27526)

Brief Description for the index

153 W. King Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of January, 2018, by and between

GRANTOR

GRANTEE

Colonial Inn, LLC, a North Carolina Limited Liability Company
P.O. Box 3333
Chapel Hill, NC 27515

Allied DevCorp, LLC, a North Carolina Limited Liability Company
13200 Strickland Rd, Ste 114-332
Raleigh, NC 27613

If checked, this property is a personal residence of a Grantor.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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

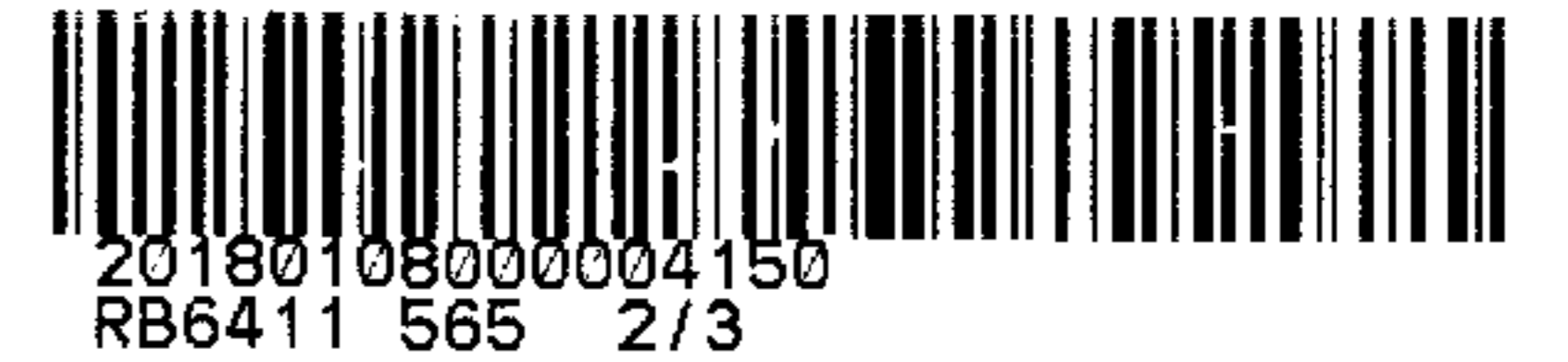
SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2568, Page 134, 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 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:



1. All general utility, service easements and rights of way of record.
2. 2018 Ad Valorem real property taxes and subsequent years.
3. Covenants, conditions and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Colonial Inn, LLC

Dale C. Helsabeck *Attorney-in-Fact* (SEAL)
 By: Dale C. Helsabeck, attorney-in-fact for
 Colonial Inn, LLC and its sole member/manager
 Francis E. Henry, IV

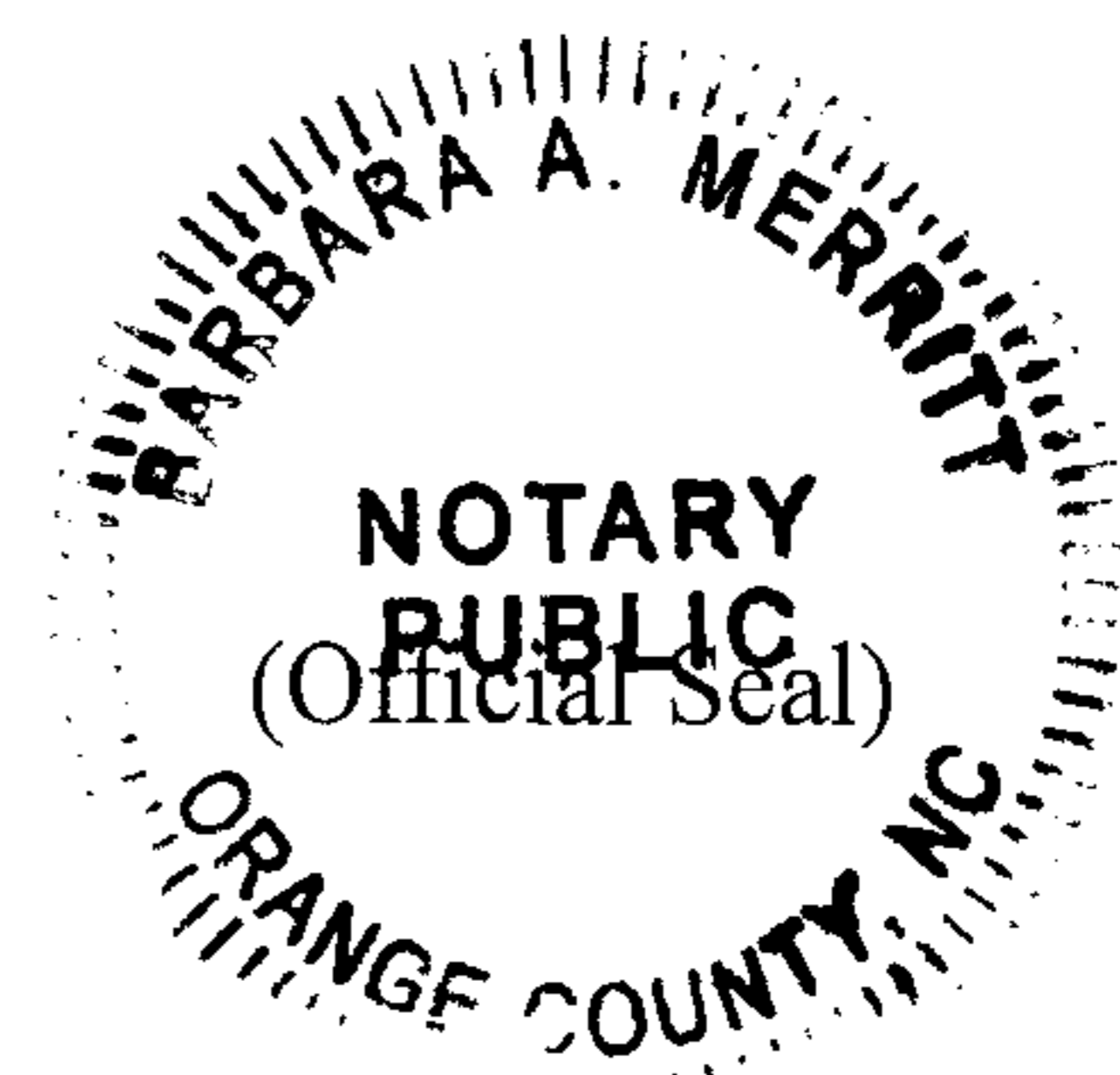
State of North Carolina

County of Orange

I, Barbara A Merritt, a Notary Public for Orange County, North Carolina, do hereby certify that Dale C. Helsabeck, attorney in fact for Colonial Inn, LLC and Francis E. Henry IV, personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and in behalf of the said Colonial Inn, LLC and Francis E. Henry IV, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of Orange, State of North Carolina, on the 15th day of September, 2015, in Deed Book 6015, Page 115, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney. I do further certify that the said Dale C. Helsabeck acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and in behalf of the said Colonial Inn, LLC and Francis E. Henry IV.

Witness my hand and official seal, this 5 day of JANUARY, 2018.

Barbara A Merritt Notary Public
 Official Signature of Notary



BARBARA A. MERRITT
 Notary's printed or typed name:

*My Commission Expires
 9-1-22*



LEGAL DESCRIPTION

ATTACHED EXHIBIT "A"
Attached hereto and made apart of

PIN 9864-96-8196 .

TRACT 1: All that certain lot or parcel of land, together with improvements thereon, situate, lying and being on the South side of King Street in the Town of Hillsborough, North Carolina, and known and designated as the Norther one-half (1/2) of Lot 15 of the original survey of the Town of Hillsborough (see Plat Book 5, Page 64), and being the premises on which is situated THE COLONIAL INN, and which said lot is more particularly described as BEGINNING at a stake in the South property line of King Street, the Northwest corner of Lot 12, and running thence along the South property line of King Street in a Western direction 170 feet to a stake, the Northeast corner of Lot No. 18; running thence with the line of that lot South 132 feet to a stake; running thence in an Eastern direction and parallel with King Street 170 feet to a stake in the Western line of Lot No. 12; running thence in a Northern direction with the line of said Lot 132 feet to the BEGINNING, and being a part of the same land conveyed to Charles M. Crawford, Jr. and wife, by Deed of Mabel Madden Henderson dated December 10, 1952, recorded in Book 144, at Page 69.

TRACT 2: The right of ingress, egress and regress, over the following described property: BEGINNING at an iron stake in the North line of Margaret Lane, said point being the Southwest corner of Lot No. 8, on the Plat hereinafter referred to, and also being the Southeast corner of Town Lot No. 18, according to the Town Plat of Hillsborough (see Plat Book 5, Page 64); running thence along and with the East line of said Town Lot No. 18 North 132 feet to an iron stake, at the Southwest corner of Lot No.1, on the Plat hereinafter referred to, and in the East line of the aforesaid Town Lot No. 18; thence along and with the South line of said Lot No. 1 East 12 feet to a stake, a new corner; thence along a new line South 132 feet to an iron stake in the North line of the aforesaid Margaret Lane; thence along and with the North line of Margaret Lane West 12 feet to the BEGINNING, and being the Western most twelve (12) feet of Lot No. 8, according to a Plat and survey, entitled "The Property of W. L. Foushee," by F. M. Carlisle, C.E., dated April 12, 1946, as recorded in Plat Book 4, Page 67, Orange County Registry, N.C.

Containing .51 acres and being all of Lot A according to plat of survey entitled, "Property of Colonial Inn, LLC, dated July 18, 2007, ENT Land Survey, Inc. and recorded at the Orange County Registry at Plat Book 104, Page 45. JWR