



20160520000102910 DEED
Bk:RB6125 Pg:292
05/20/2016 03:13:19 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$2400.00

ER
MB

MB (X)

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,400.00

Parcel Identifier No. 9799358624 Verified by MP County on the ___ day of ___, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Elizabeth M. Koonce, Attorney-at-Law
(NO TITLE EXAMINATION REQUESTED OR PERFORMED)

Brief description for the Index: 1705 Legion Road, Chapel Hill, NC 27514

THIS DEED made this 19th day of April, 2016, by and between

GRANTOR	GRANTEE
<p>BANK OF NORTH CAROLINA, a NC state chartered commercial bank, successor by merger to HARRINGTON BANK, FSB, a Federally Chartered Saving Bank</p>	<p>REA LANDCOM, INC., a North Carolina Corporation</p>
<p>833 Julian Avenue Thomasville, NC 27360</p>	<p>3333 Durham-Chapel Hill Blvd., Suite C Durham, NC 27707</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 the County of Orange, North Carolina and more particularly described as follows:

See Exhibit A for legal description.

The above described property () does/(X) does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5777, Page 345.

The map showing the above described property is recorded in Plat Book ____, Page ____.

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- (a) the lien of ad valorem real property taxes and assessments that are not yet due and payable for the current year and for subsequent years;
- (b) all exceptions, if any, to coverage listed in Grantee's owner's policy of title insurance;
- (c) all matters that would be disclosed by a current, accurate on the ground survey of the Property;
- and (d) zoning, land use and building laws, regulations and ordinances affecting the Property;
- (e) rights of way, easements and restrictions of record, if any.

The Property is conveyed on as "AS IS, WHERE IS" condition and basis except as otherwise provided in this deed, and Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality or condition of the Property, (b) the suitability of the Property for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property, or (d) any other matter with respect to the Property except Grantor's warranties of title in this deed.

Grantee hereby accepts the condition of the Property AS IS, WHERE IS, with all faults except as otherwise provided in this deed.

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

BANK OF NORTH CAROLINA

BY: *D Broach*
Name and title: **Danny E. Broach, Vice President**

State of North Carolina
County of Gulford

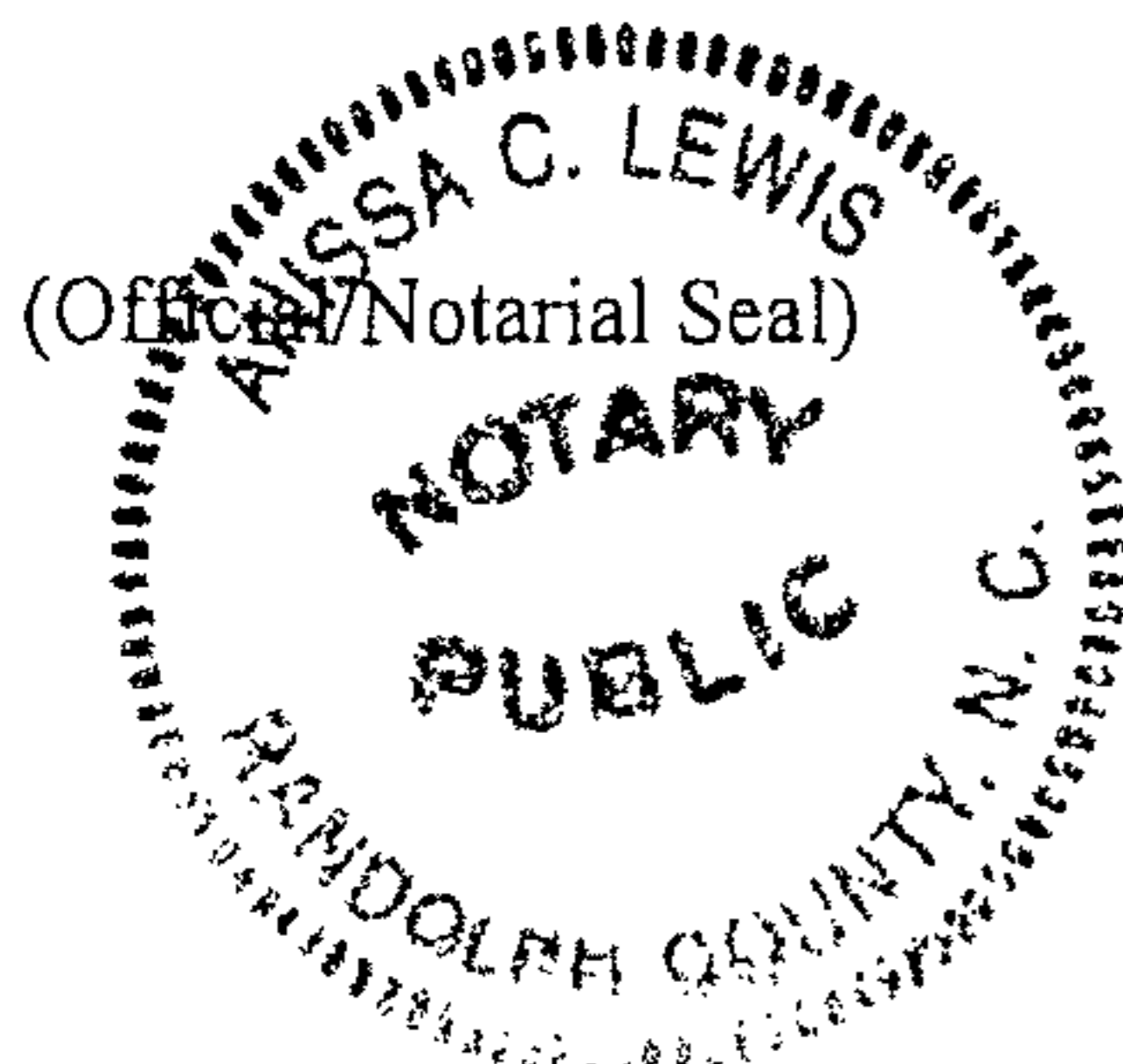
I, Anissa C. Lewis, a Notary Public of the Randolph County and State aforesaid, certify that the following person who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he is Senior Vice President of Bank of North Carolina, a North Carolina banking corporation, and successor in interest to Harrington Bank, FSB, a Federally Chartered Savings Bank, and that by authority duly given as Senior Vice President of the banking corporation, he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated:

Danny E. Broach, Vice President
Name and title

Date: 5-2-16

Anissa C. Lewis
Anissa C. Lewis, Notary Public
Notary's Printed or Typed Name

My commission expires: 7-17-2018



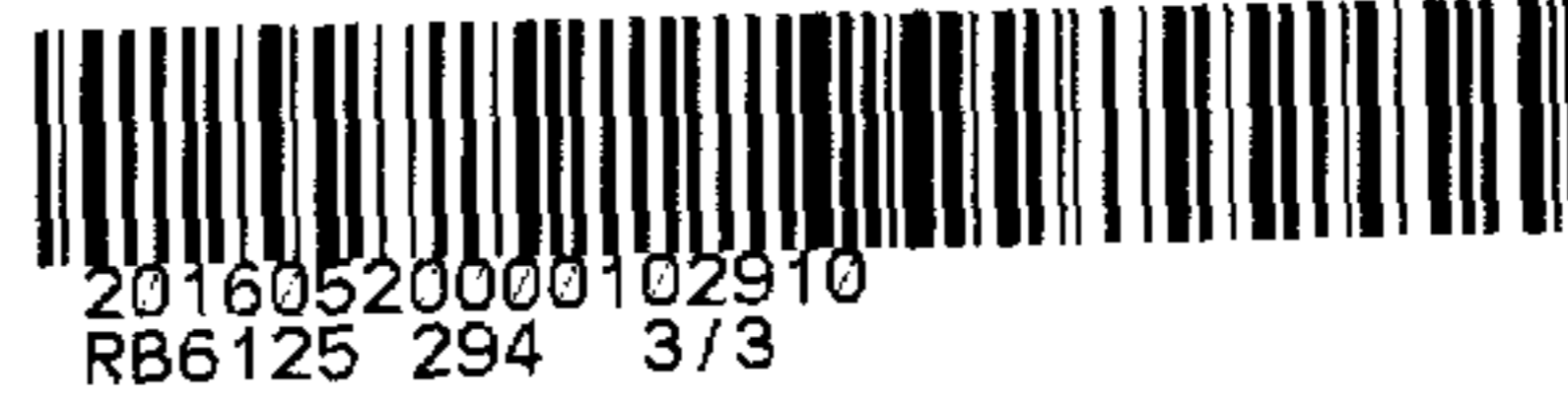


EXHIBIT A

BEGINNING at an iron stake located on the northwest side of the American Legion Road, a 60 foot right of way, corner with the property of East Coast Development Corporation, which stake is further established by measuring along the northwestern right of way of the American Legion Road 381.04 feet from its intersection with the northeastern right of way line of Ephesus Church Road, a 60 foot street; running thence from said BEGINNING point North 40° 25 West 185.69 feet to an iron stake, the property line of Colonial Motors, Inc.; thence along and with Colonial Motors line North 59 47; East 235.80 feet to an iron stake; thence South 41° 17' 60" East 169.53 feet to an iron stake in the western right of way line of the American Legion Road; thence along and with said right of way line South 55° 48' 10" West 236.04 feet to the point and place of BEGINNING, and containing 41,400 square feet of land, more or less, and being all that same land conveyed in Book 27, Page 1699, Orange County Registry, to which reference is hereby made.

This property is subject to a 20 foot alleyway along its western line as shown on a plat by Robert J. Ayers, dated April 27, 1970.

Property Address: 1705 Legion Road, Chapel Hill, NC 27514