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**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2600.00

Parcel Identifier: 9870-77-9655 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_ *M*

Mail/Box to: Grantee,

This instrument was prepared by: Bagwell Holt Smith, PA

THIS DEED made effective as of the 30<sup>th</sup> day of September, 2022, by and between

GRANTOR	GRANTEE
<b>THE ALTRIDGE GROUP, LLC</b> <b>A North Carolina Limited Liability Company</b> <b>PO Box 1198</b> <b>Carrboro, NC 27510</b>	<b>KMS HOLDINGS, LLC</b> <b>A North Carolina Limited Liability Company</b> <b>727 Eastowne Drive, 300D</b> <b>Chapel Hill, NC 27514</b>

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land, or condominium unit situated in **Orange** County, North Carolina, and more particularly described as follows:

**See Exhibit A attached and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 4912, page 190.**

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_.

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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

THE ALTRIDGE GROUP, LLC

By: James L. Shortridge, Manager  
James L. Shortridge, Manager

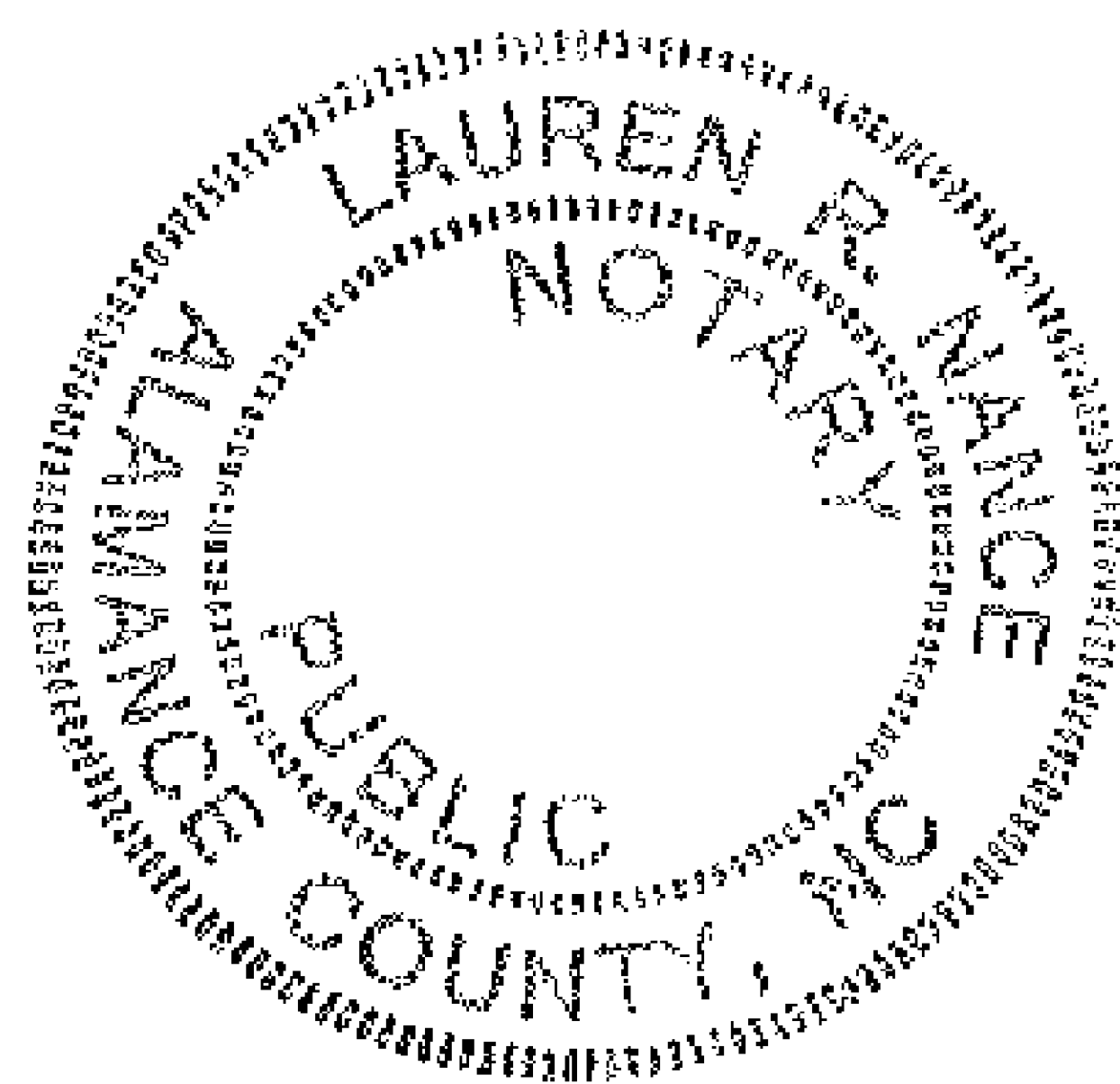
STATE OF NC

COUNTY OF Alamance

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: **James L. Shortridge**

Date: 9/30, 2022

(Affix Official Seal below)



LRN  
Official Signature of Notary Public

Print Name: Lauren R Nance

My commission expires: 5/5/2026

**EXHIBIT A**

**BEGINNING at an iron located at the intersection of the southern right of way of State Road 1727 and the eastern right of way of the Southern Railroad, said iron being located approximately fifty (50) feet from the railroad tracks, running thence South 30° East 210 feet to an iron, running thence East 210 feet to an iron; running thence North 30° West 210 feet to a point in the southern right of way of State Road 1727; and running thence West 210 feet to the point and place of BEGINNING and containing one (1) acre of land more or less and being in accordance with a survey made by J. Ralph Weaver, R.L.S. dated December 21, 1955.**