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Bk:RB6363 Pg:361
09/12/2017 03:10:48 PM 1/3

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

JAA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,800.00

Parcel Identifier No. 9799159996 Verified by [Signature] County on the ___ day of _____, 2017
By: _____

Mail after recording to: TWG Holdings, LLC, 303 W. Barbee Chapel Road, Chapel Hill, NC 27517.

This instrument prepared by: Benjamin D. Overby, a licensed North Carolina attorney.

This deed was prepared without title examination.

Brief description for the Index: 1801 E. Franklin Street, Chapel Hill, NC
PARCEL # 9799159996

THIS DEED made this 12 day of September, 2017, by and between

GRANTOR

JEAN J. WILLIAMS, by and through her
Attorney-in-Fact, Harold M. Williams, Jr.
PO Box 429
Carrboro, NC 27510

GRANTEE

TWG HOLDINGS, LLC
a North Carolina Limited Liability Company
303 W. Barbee Chapel Road
Chapel Hill, NC 27517

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, Town of Chapel Hill, North Carolina and more particularly described as follows:

See Exhibit A.



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

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:

This conveyance is subject to 2018 ad valorem taxes and zoning ordinances affecting the property.

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

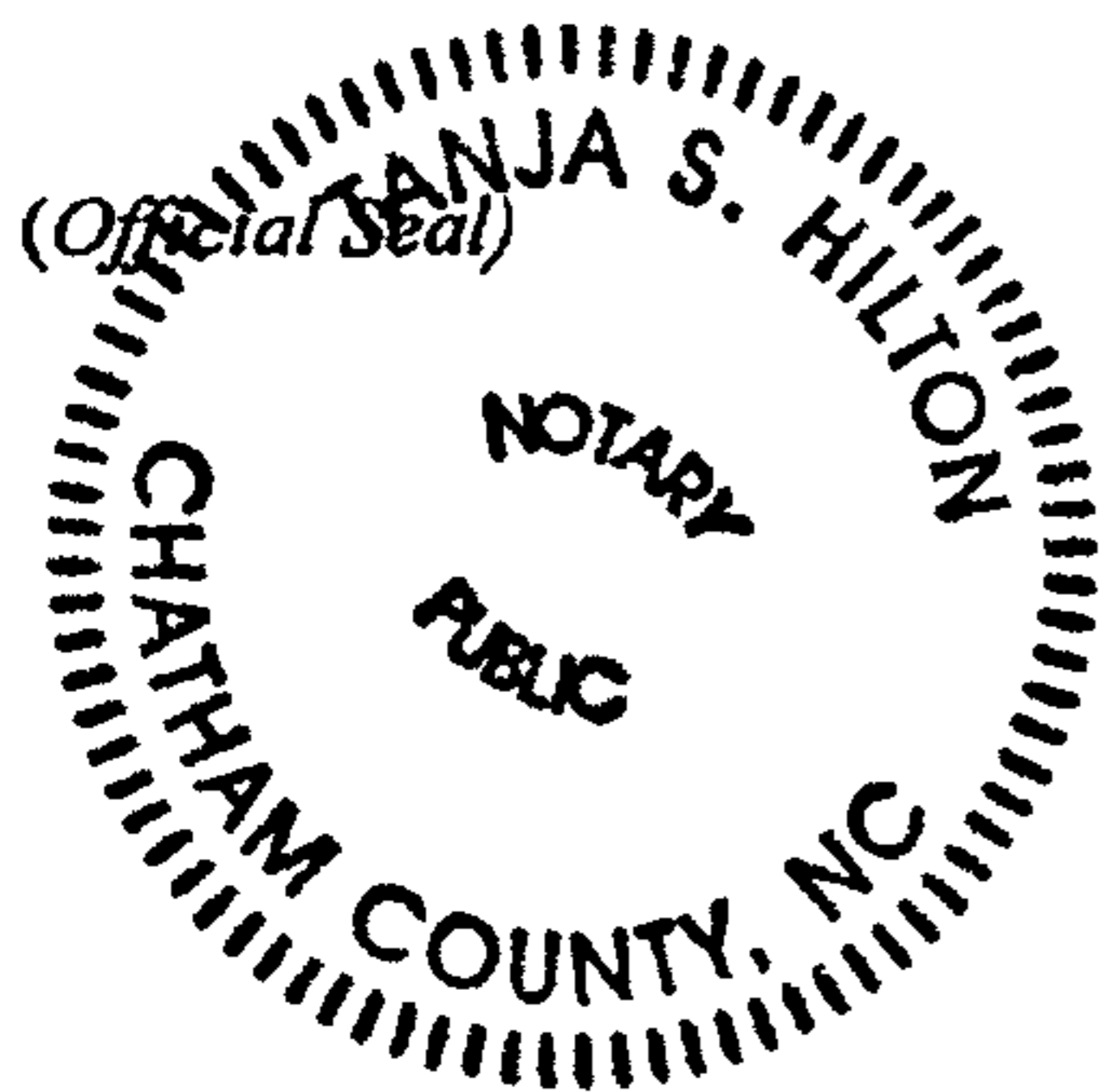
Jean J. Williams P.O.A. in fact (SEAL)
JEAN J. WILLIAMS
by and through her Attorney-in-Fact, Harold M. Williams, Jr.

STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, Tanya S. Hilton a Notary Public for Chatham County, North Carolina, do hereby certify that **Harold McDonald Williams, Jr., attorney-in-fact for Jean J. Williams**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing document for and on behalf of **Jean J. Williams**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the **Office of the Orange County Register of Deeds in Book 5293, Page 151, on January 12, 2012**, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said **Harold McDonald Williams, Jr.** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said **Jean J. Williams**.

Witness my hand and official seal, this the 11 day of September, 2017.



Tanya S. Hilton
Notary Public

Tanya S. Hilton
(Notary Public's Printed or Typed Name)

My commission expires: July 11, 2022



EXHIBIT A

FIRST TRACT: BEING all of Lot 2, W. M. McCauley Subdivision, and containing 17,042 square feet, and as shown on plat and survey by Robert J. Ayers, Registered Surveyor, as recorded in Plat Book 51 at Page 185, Orange County Registry, said plat and survey being incorporated by reference herein for a more particular description of said property.

SECOND TRACT: BEING all of Lot 2 of A Recombination of the Rowland P. McClamrock and wife Subdivision, and containing 1,225 square feet and as shown on plat and survey by Robert J. Ayers, Registered Surveyor, as recorded in Plat Book 52 at Page 6, Orange County Registry, said plat and survey being incorporated by reference herein for a more particular description of said property.

THIRD TRACT: BEING all of Lot 3 of A Recombination of the Rowland P. McClamrock and wife Subdivision, and containing 8,027 square feet and as shown on plat and survey by Robert J. Ayers, Registered Surveyor, as recorded in Plat Book 52 at Page 6, Orange County Registry, said plat and survey being incorporated by reference herein for a more particular description of said Property.

Together with perpetual easements and rights of way and conditions as set forth in instruments as recorded in Deed Book 775, Page 443; Deed Book 775, Page 447; Deed Book 241, Page 1002, Orange County Registry; and to Special Use Permit as recorded in Deed Book 234, Page 1209, and as modified and recorded in Deed Book 254, Page 512, Orange County Registry.

PW: 9799159996

It is the intent of the Grantee to keep the above described tract as one parcel for tax purposes.