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20180412000065440 DEED
Bk:RB6448 Pg:447
04/12/2018 04:15:13 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$250.00

AW

GENERAL WARRANTY DEED

Parcel Identifier Number: 9873-28-2581 *WR* R/S: \$250.00

Mail after recording to Grantee at: 217-A Hillsborough Road, Carrboro, NC 27510
This instrument was prepared by: Charles H. Thibaut, Attorney at Law
Brief description for the property: Lot 15 as shown in Plat Book 94 at Page 78

THIS DEED made this 12th of April, 2018, by and between

| GRANTOR | GRANTEE |
|---|--|
| <p>Gail L. Stern (unmarried)</p> <p>Mailing Address: 6601 Turkey Farm Road Chapel Hill, NC 27514</p> | <p>TreeSapp, LLC a North Carolina limited liability company</p> <p>Property Address: 1804 Becketts Ridge Drive Hillsborough, NC 27278</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 Orange County, North Carolina and more particularly described as follows:

BEING all of Lot 15 as shown on plat of survey, said plat being recorded in Plat Book 94, Page 78 of the Orange County Registry, to which plat reference is hereby made for a more particular description of same.

The subject property does , or does not contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3848, Page 37.



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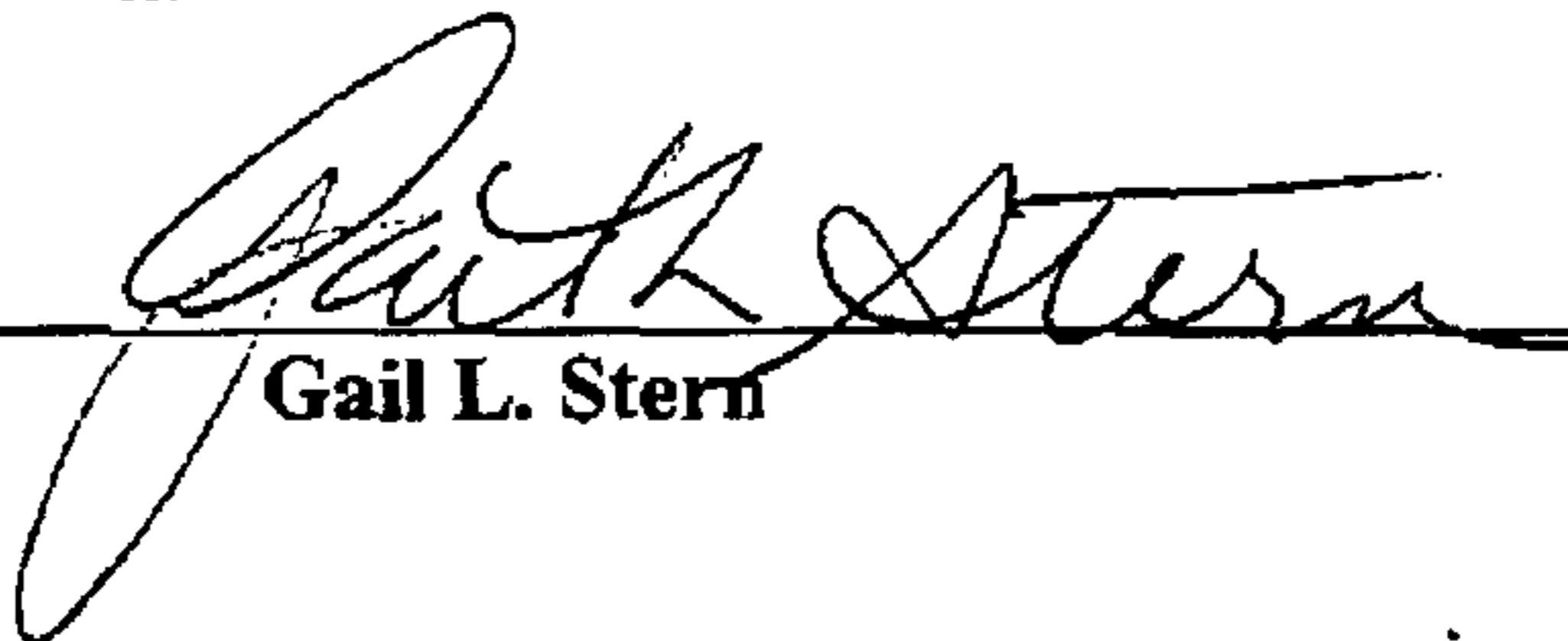
A map showing the above described property is recorded in Plat Book 94, Page 78.

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 the 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:

The year 2018 and future year's ad valorem taxes; restrictive and protective covenants; and utility easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

 (SEAL)
Gail L. Stern

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Gail L. Stern** (unmarried).

This the 12th day of April, 2018.


Notary Public

(Official Seal)

Printed Name: Charles H. Thibaut

My Commission Expires: 04/07/2020

