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20180628000121680 DEED  
**Bk:RB6487 Pg:52**  
06/28/2018 01:16:00 PM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$4800.00

JAA

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.  
(without benefit of title examination)

Excise Tax: \$4800.00

Return to: Grantee P.O. Box 3065, Durham NC 27715

PIN: 9873-69-3547 *IRL*

**THIS DEED** made this 27<sup>th</sup> day of June, 2018 by and between

**GRANTOR**

Paliouras Enterprises, LLC  
A North Carolina Limited Liability Company  
303 Wesley Drive  
Chapel Hill, NC 27516

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

**GRANTEE**

MSAT, LLC  
PO Box 3065  
Durham, NC 27715

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:

submitted electronically by "Harriss & Marion, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.



See EXHIBIT A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2750, Page 520 and Book 4045, Page 492, Orange County Registry.

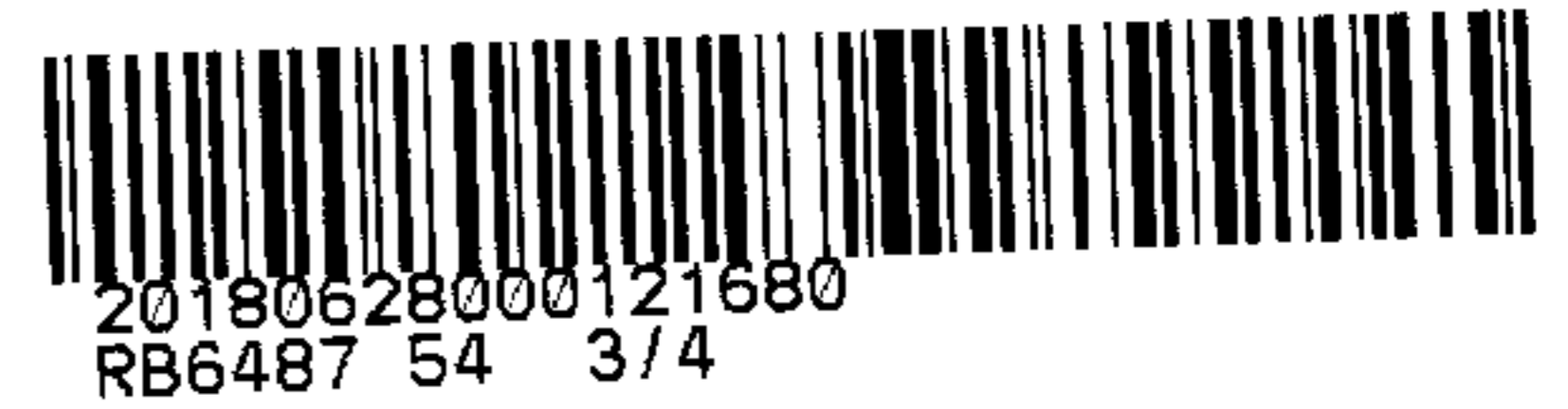
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

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:

Subject to 2018 taxes, easements, conditions and restrictions of record, if any.

[SIGNATURE PAGE TO FOLLOW]



IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

**PALIOURAS ENTERPRISES, LLC,**  
A North Carolina Limited Liability Company

By: *James N. Paliouras*  
Name: James N. Paliouras  
Title: Manager

STATE OF NORTH CAROLINA :  
:  
COUNTY OF ORANGE :

I, Christopher M. Willett, a Notary Public, certify that JAMES N. PALIOURAS personally came before me this day and acknowledged that he is Manager of Paliouras Enterprises, LLC a North Carolina limited liability company, and that he, as manager and being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official seal, this 27<sup>th</sup> day of June, 2018.

*Christopher M. Willett*  
Notary Public

My Commission Expires: 4-24-21

CHRISTOPHER M. WILLETT  
NOTARY PUBLIC  
Durham County  
North Carolina  
My Commission Expires 4-24-21

PLACE NOTARY SEAL BELOW



**EXHIBIT "A"**

BEING all of Lot 1 as shown on that certain map of survey by R.S. Jones & Associates, Inc. entitled "Survey for Paliouras Enterprises, LLC" which is recorded in Plat Book 118, Page 44, Orange County Registry.

PIN: 9873-69-3547