



20170113000006930 DEED
Bk:RB6249 Pg:347
01/13/2017 08:26:54 AM 1/4

ER
NH

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$220.00

NH

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 220.00

Parcel Identifier No. 9852197294 Verified by MB County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss (Without benefit of title exam)

Brief description for the Index: Lot 30 Tree Farm Phase 3

THIS DEED made this 5th day of January, 2017, by and between

GRANTOR	GRANTEE
<p>LAND VENTURES I, LLC</p> <p>Address: 3805-A University Dr. Durham, NC 27717</p>	<p>MARK A. COULTER and wife, KATHY W. COULTER</p> <p>Mailing Address: <u>129 Wolf's Court</u> <u>Chapel Hill, NC 27516</u></p> <p>Property Address: 2000 Starterwood Lane 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 the City of _____, _____ Township, Orange County, North Carolina and more particularly described as follows:



See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4275, Page 185.

A map showing the above described property is recorded in Plat Book 103, Page 173.

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:

Subject to all easements, restrictions and rights-of-way of record.

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

LAND VENTURES I, LLC, a North Carolina limited liability company

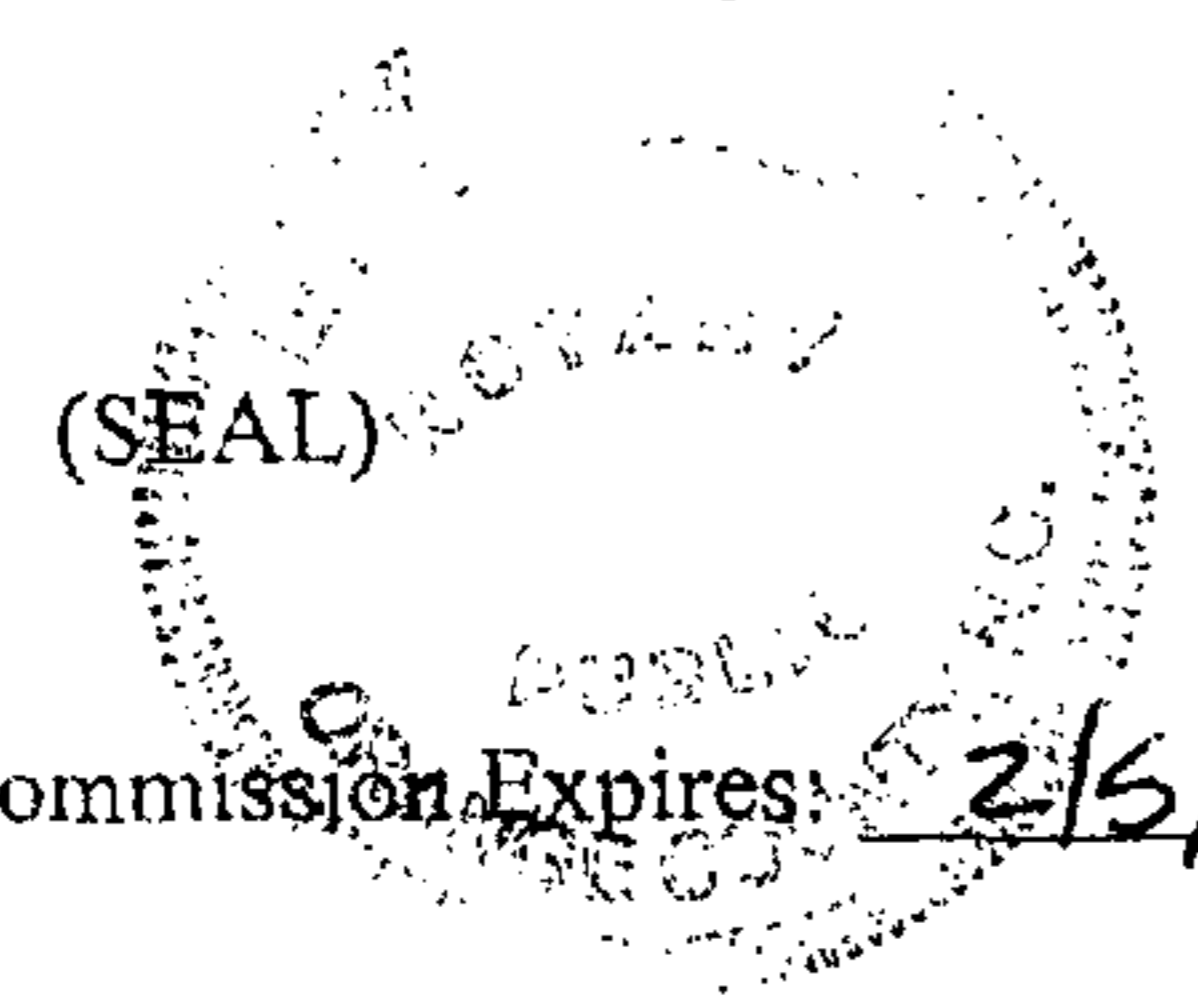
By: [Signature]
Robert M. Sprouse, Manager

By: Ticon Properties, LLC, Manager

By: [Signature]
W. Jack McGhee, Manager

State of North Carolina - County of Durham

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Robert M. Sprouse, Manager of Land Ventures I, LLC.**



Sign: [Signature]

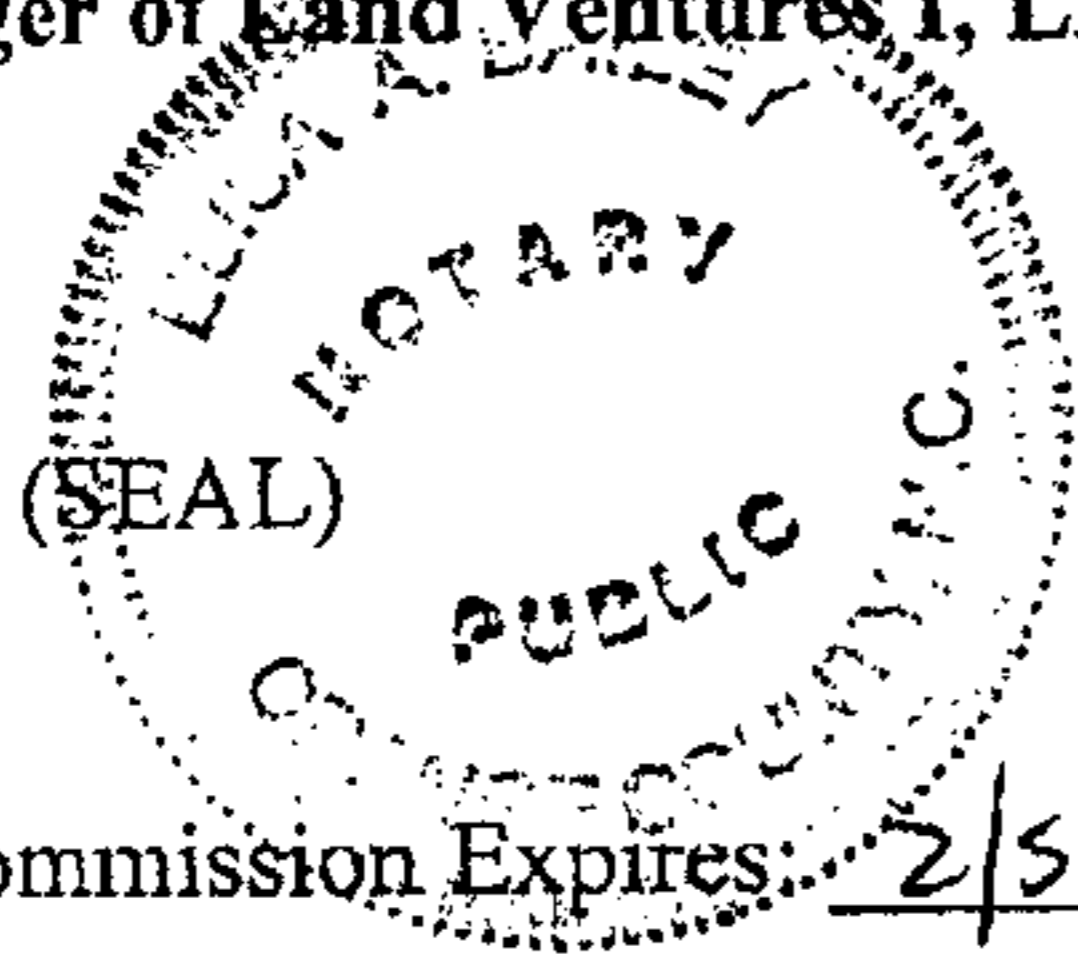
Print: ELISA A BAILEY Notary Public

My Commission Expires: 2/5/2017



State of North Carolina - County of Durham

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **W. Jack McGhee, Manager of Ticon Properties, LLC, on behalf of Land Ventures I, LLC as Manager of Land Ventures I, LLC.**



Sign: Elisa A Bailey

Print: Elisa A Bailey Notary Public

My Commission Expires: 2/5/2017



EXHIBIT A

Property located on the southwest side of Starterwood Lane (60' private right-of-way) BEING all of **Lot 30**, containing 13.19 acres, more or less, as shown on map entitled Final Subdivision Plat of Tree Farm Phase 3, with survey date of October 24, 2007 and recorded in Plat Book 103 at Page 173, Orange County Registry, to which reference is hereby made.

Subject to a 150' wide Duke Power Company Transmission Line right-of-way near the southern boundary line of Lot 30, as shown on Plat Book 103 at Page 173, Orange County Registry, to which reference is hereby made.

Subject to all further easements, restrictions and rights-of-way of record.

This property has a street address of 2000 Starterwood Lane, Hillsborough, NC 27278 and a tax parcel #9852197294.