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20150923000190850 DEED
Bk: RB6019 Pg: 152
09/23/2015 03:36:07 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$900.00

ER
NA

RC

NA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identification No. 9870-97-8235

DB

Return to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP (without benefit of title examination)

Brief description for the Index: 2015 Eubanks Road, Chapel Hill, NC

THIS DEED is made this 22nd day of September, 2015, by and between:

GRANTOR	GRANTEE
LAURA E. HILL, Unmarried 2015 Eubanks Road Chapel Hill, North Carolina 27516	BLUE HEEL RAMSLEY, LLC, a North Carolina limited liability company 122 East Hargett Street, Suite 204 Raleigh, North Carolina 27601

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 that certain lot or parcel of land situated in Chapel Hill Township, Orange County, North Carolina and being described as follows:

BEING ALL of 4.80 acres as shown on a plat entitled "FINAL PLAT PROPERTY OF WALTER B. EVERETTE & ANNIE H. EVERETTE" dated July 14, 1989, revised August 9, 1989, prepared by Dale D. Faulkner, R.L.S. and recorded in Plat Book 53, Page 112, Orange County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____, Orange County Registry.

A map showing the above described property is recorded in Plat Book 53, Page 112, 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 in fee simple.

Submitted electronically by "The Pryzwansky Law Firm" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.



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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 those certain matters of title listed in Exhibit A attached hereto and incorporated herein.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

Laura E. Hill
Laura E. Hill

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Laura E. Hill.

Date: 9-22, 2015.

A. Jeanette Taylor
Notary Public

A. Jeanette Taylor
Printed Name

My commission expires: 4-3-20

[Official seal]

A. JEANETTE TAYLOR
Notary Public
Durham County, NC

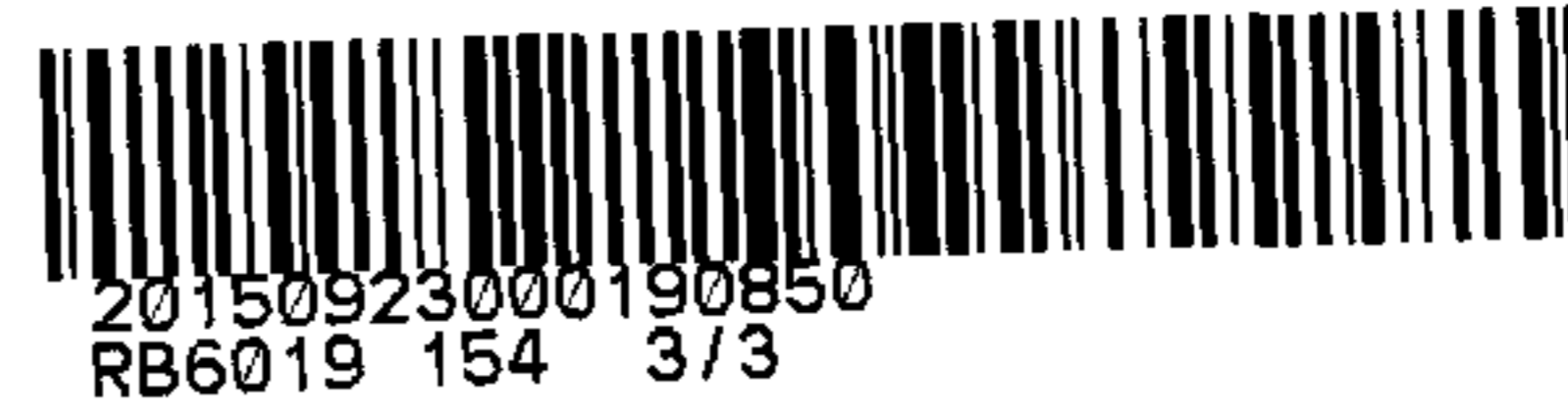


Exhibit A

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the title disclosed by plat recorded in Plat Book 53, Page 112; Plat Book 20, Page 146; Plat Book 19, Page 169; and Plat Book 15, Page 18, Orange County Registry.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the title regarding the following matters disclosed by survey entitled "Boundary Topographical Survey for Ballentine Associates, P.A." by Herbert H. Proctor, Jr., PLS, dated June 19, 2013;
 - (a) 128-foot Duke Power Easement;
 - (b) Service utilities; and
 - (c) Overhead power lines and power poles.
4. Consent Judgment by the NC Board of Transportation recorded in Book 263, Page 248, Orange County Registry, in connection with Memorandum of Action recorded in Book 256, Page 1891, Orange County Registry.
5. Right of Way Agreement with Piedmont Electric Membership Corporation recorded in Book 241, Page 843, Orange County Registry.
6. Right of Way Agreements with Duke Power Company recorded in Book 234, Page 1160; Book 205, Page 766; Book 182, Page 361; Book 207, Page 657, and re-recorded in Book 207, Page 731, Orange County Registry.