

Unofficial Title Document
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NORTH CAROLINA
ORANGE COUNTY

GENERAL WARRANTY DEED

Prepared By/Return To
John D. Loftin
Attorney at Law
PO Box 733
Hillsborough, NC 27278

EXCISE TAX: \$6000.00
Parcel No. 9873077319

This deed, made and entered into this the 30th day of December, 2019. By and between

GRANTORS:
Downeast Associates of Hillsborough, LLC,
A North Carolina Limited Liability Company

PARTY OF THE FIRST PART AND

GRANTEE:
Tingen Broadwell Family, LLC
2025 N. Main St.
Fuquay-Varina, NC 27526

PARTY OF THE SECOND PART,

WITNESSETH:

That the said party of the first part, in consideration of the sum of ten dollars and other good, valuable and sufficient considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and their heirs and assigns in all that certain tract or parcel of land in the Hillsborough township, Orange County, and more particularly described as follows:

PIN:9873-07-7319

BEING ALL OF Lot 6, containing 1.26 acres, more or less, as shown on map entitled "FINAL PLAT PHASE ONE-A THE OLD MILL", as recorded in Plat Book 73 at Page 174, of the Orange County Registry, to which Plat reference is hereby made for a more particular description of the same.

This conveyance is made subject to all applicable covenants, easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid in tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and his heirs and assigns in fee simple forever, except as set forth above.

Submitted electronically by "Adcock Law Firm, PA" 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 SAID PARTY OF THE FIRST PART DOES CONVENANT that she is seized of said premises in fee simple and has the right to convey the same in fee simple; that the same are free from encumbrances except as set forth above; and that she will warrant and defend the said title to the same against the claims of all persons whomsoever.

WHEREVER USED HEREIN the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set their hand and seal the day and year first above written.

By: Downeast Associates of Hillsborough, LLC

_____(SEAL)
Robert A. Millet, Jr., Managing Member

State of NORTH CAROLINA
Wake COUNTY

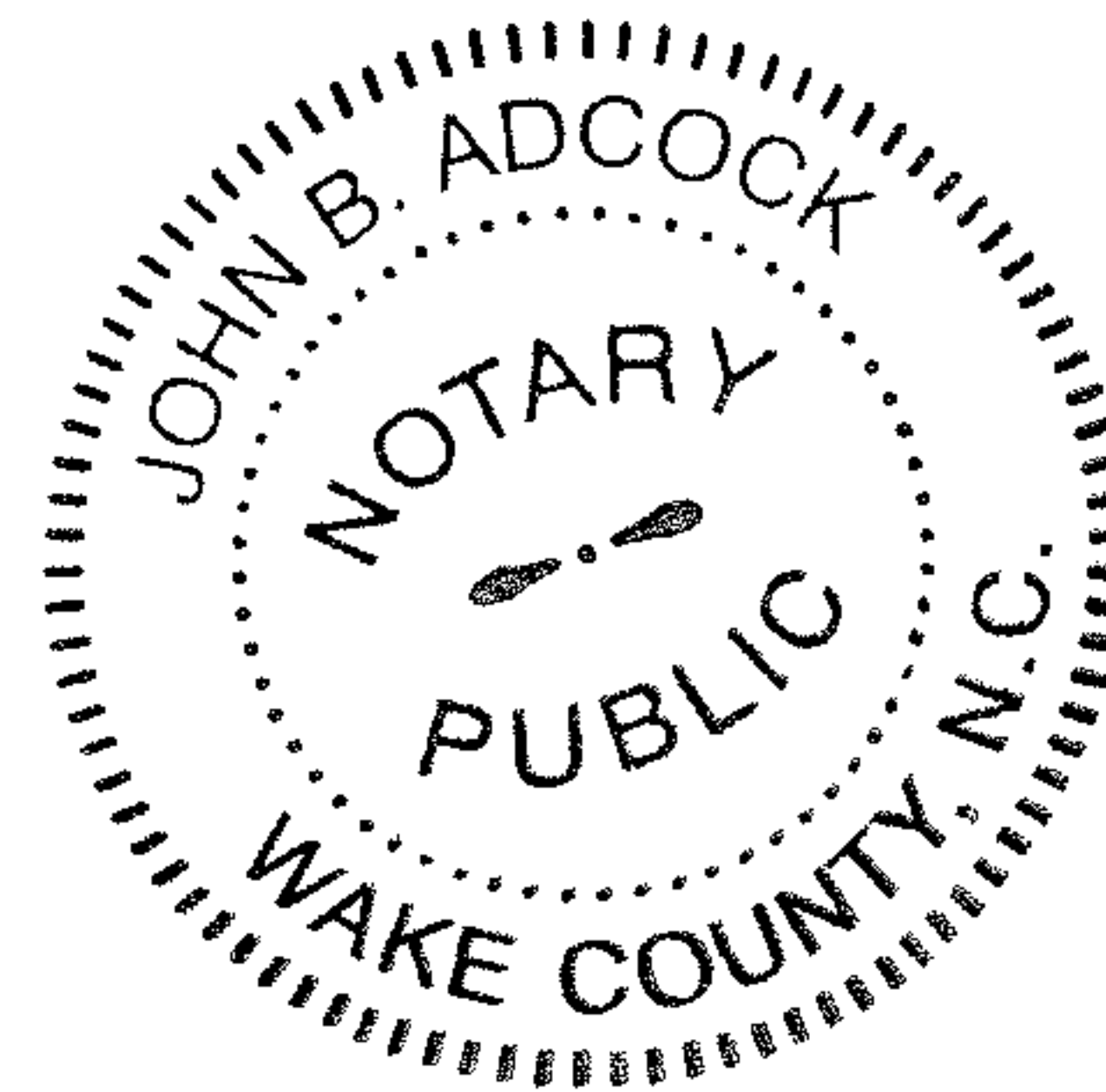
I, John B. Adcock, a Notary Public of the County and State aforesaid, certify that Robert A. Millet, Jr. personally came before me this day and acknowledged that he is Managing Member of Downeast Associates of Hillsborough, LLC, a North Carolina Corporation and that by authority duly given and with its corporate seal and attested by him/her as its Secretary.

Witness my hand and notarial seal, this 30 day of December, 2019

[Signature]

Notary Public (SEAL)
John B. Adcock

Notary's typed or printed name



(notarial seal)

My commission expires: 24 Jan. 2021

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