

7 JB



Doc No: 30061857
Recorded: 11/23/2021 03:44:00 PM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$2,900.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6756 PG 2288 - 2291 (4)

Gomez Alan Boston Jr

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ 2,900.00 Recording Time, Book and Page
Tax Lot No. _____ Parcel Identifier No. 9874-02-6547 *MA*
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: Grantee
This instrument was prepared by: GUIDO DE MAERE, P.A.

Brief description for the Index 3.18 Ac.

THIS DEED made this 17th day of November, 2021, by and between

GRANTOR	GRANTEE
Warren M. GATES (unmarried)	P.H. CRAIG, Jr. (unmarried)
Grantor's Mailing Address: 6803 Hebron Church Road Mebane, NC 27302	Grantee's Mailing Address: 7503 Sunrise Road Chapel Hill, NC 27514

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Town of Hillsborough, Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH HEREIN.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 643, Page 468, Orange County Registry.

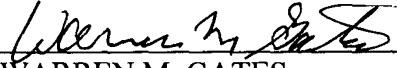
A map showing the above described property is recorded in Plat Book __, Page __, Orange County Registry.

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.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)
WARREN M. GATES

This was not my principal residence.

SEAL-STAMP

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

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

Warren M. Gates

Date: 11/23/2021



Guido De Maere, Notary Public

My commission expires: 08/24/2024

<p>GUIDO DE MAERE Notary Public Orange County, NC</p>
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EXHIBIT A

Orange County, Hillsborough Township

BEGINNING at a point on the north side of Dallas M. Long property, the southeast corner of the Journey lot (also formerly Orange County rescue Squad); running thence South 79 degrees 52 minutes East 324.24 feet to an iron in the west side of a 60 foot road reserved; thence continuing South 79 degrees 52 minutes East approximately 64 feet to a point in the line of Elizabeth H. Collins; thence with Elizabeth H. Collins North 7 degrees 46 minutes West 236.37 feet to a point; thence North 79 degrees 52 minutes West approximately 64 feet to an iron on the west side of the aforesaid 60 foot road reserved; thence North 79 degrees 52 minutes West 201.24 feet to a point, the Northeast corner of the Frank Frederick lot; thence with Frederick and Journey (also formerly Orange County rescue Squad) South 22 degrees 45 minutes West 230.5 feet to the place and point of BEGINNING.

This conveyance is subject to such rights a anyone may have to the use of the 30 foot road reserved and the 60 foot road reserved as shown on the plat of survey recorded in Plat Book 16, Page 146, Orange County Registry. There is also conveyed hereby such rights as the Grantor may have acquired pursuant to that certain agreement recorded in Book 285, Page 1215, Orange County Registry.