

26136
m



Doc No: 30041496
Recorded: 02/25/2021 11:04:14 AM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$1,100.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6707 PG 1601 - 1603 (3)

Melissa Kump

PREPARED BY: William D. Bernard, a licensed North Carolina attorney (without title examination). Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

RETURN TO: Grantee

REVENUE STAMPS: \$ 1100

PARCEL ID NO.: 9874-07-6203

KBC

NORTH CAROLINA SPECIAL WARRANTY DEED

This deed is made this 23rd day of February, 2021, by and between:

GRANTORS: 212 NORTH CHURTON STREET, LLC, a North Carolina limited liability company
320 Executive Court, Hillsborough, NC 27278

GRANTEE: TIMOTHY WERRELL

Grantor, for valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, convey and transfer unto Grantee, in fee simple, all of that certain real property and improvements located at 212 North Churton Street, Hillsborough, Hillsborough Township, Orange County, North Carolina, and more particularly described on the attached Exhibit A which is incorporated herein by this reference.

The above-described real property was acquired by Grantor by instruments recorded in Book 5693, Page 188, Orange County Registry.

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

TO HAVE AND TO HOLD the above-described real property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other as follows:

1. Restrictions, easements, rights-of-way and other matters of record, if any.
2. Rights of others to occupy the property pursuant to any unrecorded lease disclosed to Grantee by Grantor.
3. Ad valorem taxes and assessments, if any, for 2021 and subsequent years.

submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.