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FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$480.00

NB

PREPARED BY/RETURN TO: John D. Loftin, Attorney at Law, PO Box 733, Hillsborough, NC 27278

NORTH CAROLINA, ORANGE COUNTY

GENERAL WARRANTY DEED

THIS DEED, MADE AND ENTERED INTO THIS THE 8th DAY OF August, 2016. BY AND BETWEEN

GRANTOR:
226 SOUTH CHURTON STREET, LLC
4085 Tea Olive Lane
Southport, NC 28461

PARTY OF THE FIRST PART AND

EXCISE TAX: \$ 480.00

GRANTEE:
KNOX ENTERPRISES, LLC (David Knox)
3128 Vannie Lane
Hillsborough, NC 27278

PARTY OF THE FIRST 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:

^{PK}
PIN: 9874-05-4679- Lying and being in Hillsborough Township, Orange County North Carolina and designated as lot 30 on the plat of the survey by Jas O. Webb dated October 27, 1919 and recorded in plat book A at page 19 of the Orange County Registry. This lot is bounded on the North by Mason and Brown, bounded on the East by Churton Street, bounded on the South by Brown and Mason, and bounded on the West by Alley. The size of the lot is 25 feet on Churton Street by 100 feet, it being the same and identical lot purchased by J.L. Brown from J.B. Mason and wife; N.W. Brown and wife, dated April 30, 1925, and for reference see deed book 88 at page 301 in the office of the Register of Deeds of Orange County N.C. It being the same land conveyed to Mary M. Latta by Deed of J.L. Brown and wife, dated February 6, 1930, and recorded in said Registry in deed book 104 at page 204. Reference is made to the deed from Mary M. Latta (Single) to H.O. Bivins, dated April 29, 1947, recorded in deed book 126 at page 414 of the Orange County Registry. Reference is made to the deed from H.O. Bivins and wife, Alda H. Bivins, to Ray Motor Company, Inc. recorded June 19, 1962 in deed book 187 at page 506 of the Orange County Registry. Reference is made to the deed from Ray Motor Company, Inc. to Billie Thompson Ray and Susan Ray Griffin recorded in deed book 5502 at page 571 of the Orange County Registry.

This conveyance is made subject to all applicable covenants, easements and restrictions of record and to the lien of 2016 *ad valorem* taxes which are not yet due and payable.

The property conveyed herein conveyed does not include the primary residence of the Grantor.



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.

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.

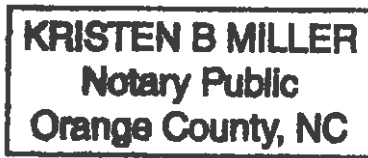
WHEREVER USED HEREIN, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS, AS THE CONTEXT MAY INDICATE.

IN TESTIMONY WHEREOF THE SAID PARTY OF THE FIRST PART HAS HEREUNTO SET THEIR HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Steve F. Yuhasz, mgr. (SEAL)
By: STEVE F. YUHASZ, Manager
of 226 Churton Street, LLC

NORTH CAROLINA, ORANGE COUNTY

I, Kristen B. Miller, a Notary Public of the County and State aforesaid, do hereby certify that STEVE F. YUHASZ, Manager of 226 South Churton Street, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the execution of the foregoing Deed on behalf of and as the act of said company, all by authority duly given. Witness my hand and official stamp or seal, this the 8th day of August, 2016.



Kristen B. Miller
NOTARY PUBLIC

Kristen B. Miller
NOTARY'S TYPED OR PRINTED NAME

(NOTARIAL SEAL)

MY COMMISSION EXPIRES: 1/21/2019