

36691
mm

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$910.00

Parcel Identifier No. 9876742074 Verified by XKB County on the ___ day of _____,
By: E Easements: 9876-94-7276; 9886-04-1332; 9876-93-0909 E 9876-83-1947

This instrument was prepared by: **The McCall Law Firm, PC** – 2626 Glenwood Ave, Suite 390, Raleigh, NC 27608
Mail/Box to: Grantee – 2301 Hermitage Rd., Hillsborough, NC 27278
Brief description for the Index: LOT 3

THIS DEED made this 10th day of September, 2021 by and between

GRANTOR	GRANTEE
John A. Orr, unmarried 165 CURTIS MILES RD ALEXANDER, NC 28701	Alvin Frias, and spouse, Millicent Frias 2301 Hermitage Rd. Hillsborough, NC 27278

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 Township of HILLSBOROUGH, City of Hillsborough, ORANGE County, North Carolina and more particularly described as follows:

9876-74-2074

That certain tract or parcel of land in Hillsborough Township, Orange County, North Carolina, adjoining Lot 2 of property surveyed for Marie Walker Riley as shown in Plat Book 44, Page 90, Marion R. Walker, W.W. Creech, and Mary H. Walker, and being all of LOT NUMBER 3 OF "Property Surveyed for Marie Walker Riley" as per plat dated December 31, 1985 by Alois Callemyn, Registered Land Surveyor, recorded in Plat Number 44, Page 90, Orange County Registry, to which plat reference is hereby made for a greater certainty of description.

9876-94-8269

Also conveyed to Grantee and his heirs and assigns is any and all interest Grantor may have in the right and privilege to use easement appurtenant existing upon the property devised to Beverly Burch Gravette (formerly Beverly Carol Melton) under Article V of the Last Will and Testament of M.L. Walker, Deceased, as appears of record in Orange County Estate File 79-E-244, which easement is 20 feet in width and runs along the northern boundary of the said

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

property devised to Beverly Burch Gravette, with such easement appurtenant being in favor of and running with the real property devised to Marie W. Riley under Article IV of Last Will and Testament of M.L. Walker, Deceased, as appears of record in Orange County Estate File 79-E-244, and the said 20 foot easement is further shown on plat dated July 6, 1983 and revised September 20, 1983 by Alois Callemyn, Registered Land Surveyor, entitled "Property of Marie Walker Riley" recorded in Plat Book 38, Page 75 of the Orange County Registry and the said 20 foot easement is further shown on plat dated December 31, 1985 by Alois Callemyn, Registered Land Surveyor, entitled "Property of Marie Walker Riley" recorded in Plat Book 44, Page 90, Orange County Registry, and also see Judgment dated March 7, 1986 entered in Orange County Superior Court Case 85-CVS-968.

9876-03-0909 and 9876-83-1947

Also conveyed to Grantee and his heirs and assigns is any and all interest Grantor may have in the right and privilege to use the 50 foot easement appurtenant which runs along the northern boundary of Lot 1 and Lot 2 of "Property Surveyed for Marie Walker Riley" as per plat recorded in Plat Book 44, Page 90, Orange County Registry, to which plat reference is hereby made for greater certainty of description of said 50 foot easement along northern boundary of Lot 1 and Lot 2.

Parcel ID: 9876742074

Property Address: 2301 Hermitage Rd., Hillsborough, NC 27278

This property is or is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3675, Page 103, ORANGE County Registry.

A map showing the above described property is recorded in Plat Book 44, Page 90, ORANGE County Registry.

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 the following exceptions:

1. 2021 ad valorem real property taxes and subsequent years.
2. All easements, restrictions and rights-of-way of record, if any.
3. Restrictive covenants recorded in OF RECORD, IF ANY., as supplemented or amended, and any other of record.

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.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

JOHN A. ORR

John A. Orr

SEAL-STAMP State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that **John A. Orr** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10 day of September, 2021.

Christian Carmean
Notary Public

Printed Name: Christian Carmean

My Commission Expires:

