

ER
JAA



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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$470.00
JAA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$470.00

Parcel Identifier No. 9863-96-5912 Verified by JAA County on the ___ day of ___, 20__
By: _____

This instrument was prepared by: Alexander, Miller, Schupp & Davis, L.L.P.

Grantee's address (return to): 209 Lloyd Street, Suite 320, Carrboro, NC 27510

THIS DEED is made this 11th day of May, 2018, by and between

GRANTOR	GRANTEE
Bobby R. Scarlett, and spouse, Carol Ann Scarlett	Eyes, Ears, Nose and Paws, Inc. a North Carolina Not for Profit Corporation
AND	
Edward A. Scarlett, a widower	Property address: 2401 Old N.C. 86, 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 hereby remise, release, and quitclaim unto the Grantee all the right, interest, and claim which the Grantor has in that certain lot or parcel of land situated in Orange County, North Carolina, more particularly described as follows:

See the attached Exhibit A

Submitted electronically by Alexander, Miller & Schupp, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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 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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

Bobby R. Scarlett (SEAL)
Bobby R. Scarlett

Address: 12830 Mount Royal Lane
Fairfax, VA 22033

Carol Ann Scarlett (SEAL)
Carol Ann Scarlett, as spouse of Bobby R. Scarlett

Address: 12830 Mount Royal Lane
Fairfax, VA 22033

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein *does not include* the primary residence of one or more of the Grantor. Each Grantor's address is provided above.

State of Virginia
Fairfax County

I, Salma D MacMillan, the undersigned Notary Public of the aforesaid State and County, certify that **Bobby R. Scarlett** and **Carol Ann Scarlett** 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 10th day of May, 2018.

Salma D MacMillan
Notary Public

My Commission Expires: 9/30/2018

SALMA DAF-MACMILLAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2018
COMMISSION # 299664



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

Todd Edward Scarlett ATTORNEY IN FACT
(SEAL)
Edward A. Scarlett by Todd Edward Scarlett as
his Attorney In Fact

Address: 1601 Shadymist Court,
North Chesterfield, VA 23235

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein *does not include* the primary residence of one or more of the Grantor. Each Grantor's address is provided above.

State of VIRGINIA
CHESTERFIELD County

I, Dorothy Maxine Small, the undersigned Notary Public of the aforesaid State and County, certify that **Todd Edward Scarlett**, Attorney In Fact for **Edward A. Scarlett** 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 May, 2018.

Dorothy Maxine Small
Notary Public

My Commission Expires: 11/30/2020.

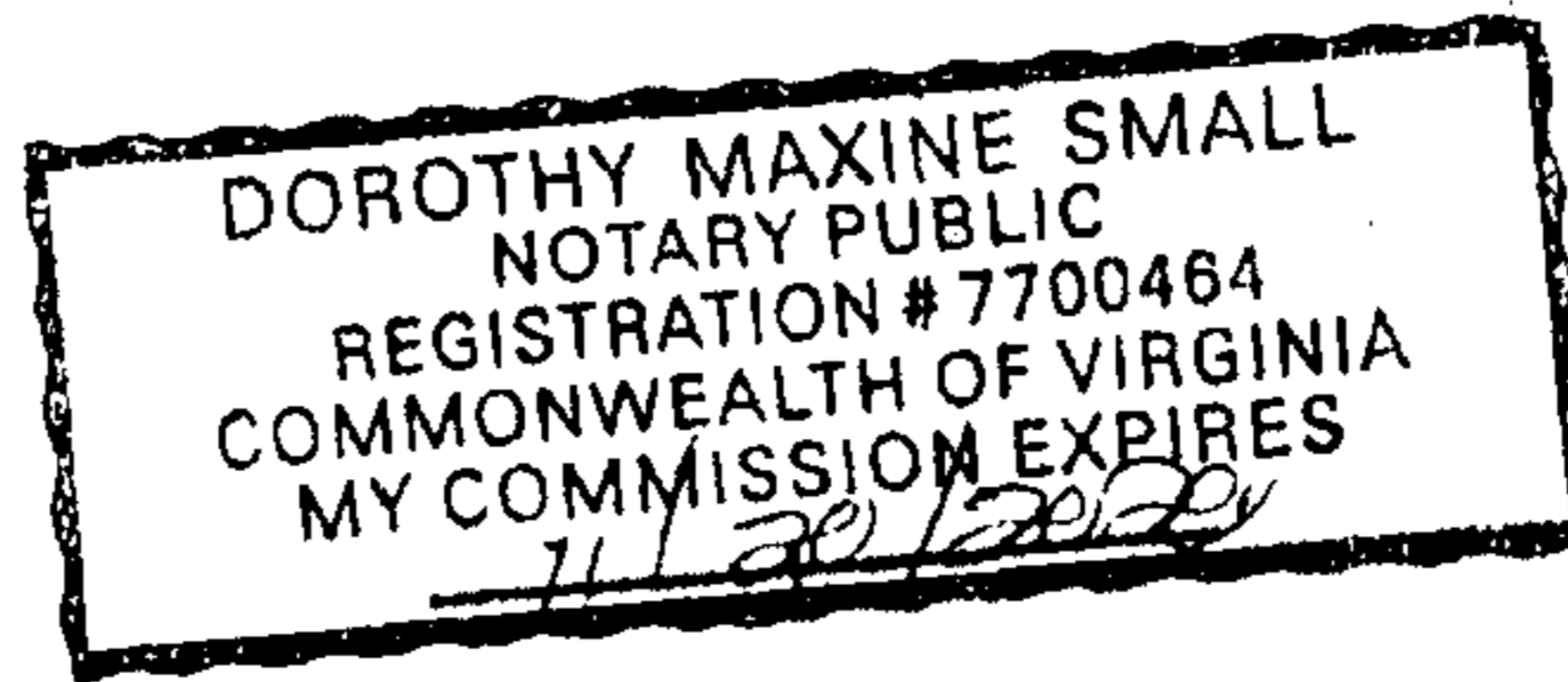


Exhibit "A"

TRACT I: BEGINNING at an iron stake on the West side of Highway No. 86, Hillsboro-Chapel Hill Road, the Southeast corner of Lot No. 65 on the plot hereinafter referred to, and running thence with said Highway South $14^{\circ} 24'$ East 200 feet to an iron stake on the West side of said road, the Northeast corner of Lot No. 70; thence South $75^{\circ} 36'$ West 200 feet to an iron stake in the line of Lot No. 78; thence with the line of Lot No. 78 North $14^{\circ} 24'$ West 200 feet to an iron stake, the Southwest corner of Lot No. 65; thence North $75^{\circ} 36'$ East 200 feet to the Beginning, the same being Lots Nos. 66, 67, 68, and 69, of the Gary W. Lloyd property, according to survey and plot of F. M. Carlisle, C. E., dated January 14, 1949.

TRACT II: BEGINNING at an iron stake, the Northwest corner of Lot No. 66 and the Southwest corner of Lot No. 65 on the plat hereinafter referred to; running thence with the line of Lots Nos. 66, 67, 68, and 69, South $14^{\circ} 24'$ East 200 feet to the Southwest corner of Lot No. 69 and the Northwest corner of Lot No. 70; thence a new line South $75^{\circ} 36'$ West 100 feet to an iron stake, a new corner, in the line of Lot No. 79 "b"; thence with the line of Lot No. 79 "b" North $14^{\circ} 24'$ West 200 feet to an iron stake, a new corner; thence a new line North $75^{\circ} 36'$ East 100 feet to the Beginning, the same being part of Lot No. 78 "a" and "b", according to survey and plat of F. M. Carlisle, C. E., dated January 14, 1949, entitled "PROPERTY OF L. M. RILEY AND OTHERS."

The two above tracts will remain as one for tax purposes.

