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Doc No: 30080621
Recorded: 10/27/2022 01:21:51 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$1,200.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK **6799** PG **683 - 685 (3)**

Wallace P Yelland

GENERAL WARRANTY DEED

PIN #9874-03-2028 *dB*

Prepared by: D. MICHAEL PARKER
Return to grantee @ 250 S. Churton Street, Hillsborough, NC 27278
Revenue Stamps \$1,200.00

NORTH CAROLINA
ORANGE COUNTY

THIS DEED, made and entered into this the 27 day of October, 2022, by and between, **CHURTON 250, LLC**, a North Carolina limited liability company Party of the First Part, (hereinafter referred to as "Grantor"), **CJW HOLDINGS, LLC**, a North Carolina limited liability company, Party of the Second Part, (hereinafter referred to as "Grantee"),

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to them in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land located in **Orange County, North Carolina** and being more particularly described as follows:

BEING all of that parcel of land, containing **3.87 acres**, as shown on the plat of survey recorded in **Plat Book 15, Page 171**, Orange County Registry, to which plat reference is hereby made for a more complete description of same.

The above property has the street address of 250 South Churton Street, Hillsborough, NC 27278.

Title is subject to the rights of way to County Road 1009 (South Churton Street) and County Road 1193 (Exchange Club Lane), Underground Power & Telephone Cable and Overhead Power Line and Poles, and other matters of survey shown on the plat of survey recorded in Plat Book 15, page 171, Orange County Registry and the plat of survey attached to the Deed recorded in Book 2215, page 163, Orange County Registry.

For chain of title see: Deed Book 6652, page 221; Abstract recorded in Book 6413, page 41 of Estate file 17 E 252 in the office of the Clerk of Superior Court for Orange County; Deed Book 2215, page 163; Deed Book 210, page 534; Deed Book 194, page 919 and Deed Book 191, page 244, all recorded in the Orange County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenant with the Grantee that the Grantor are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed under seal in its name by its manager as the official act of the limited liability company, the day and year first above written.

{Remainder of this page left blank intentionally}

CHURTON 250, LLC

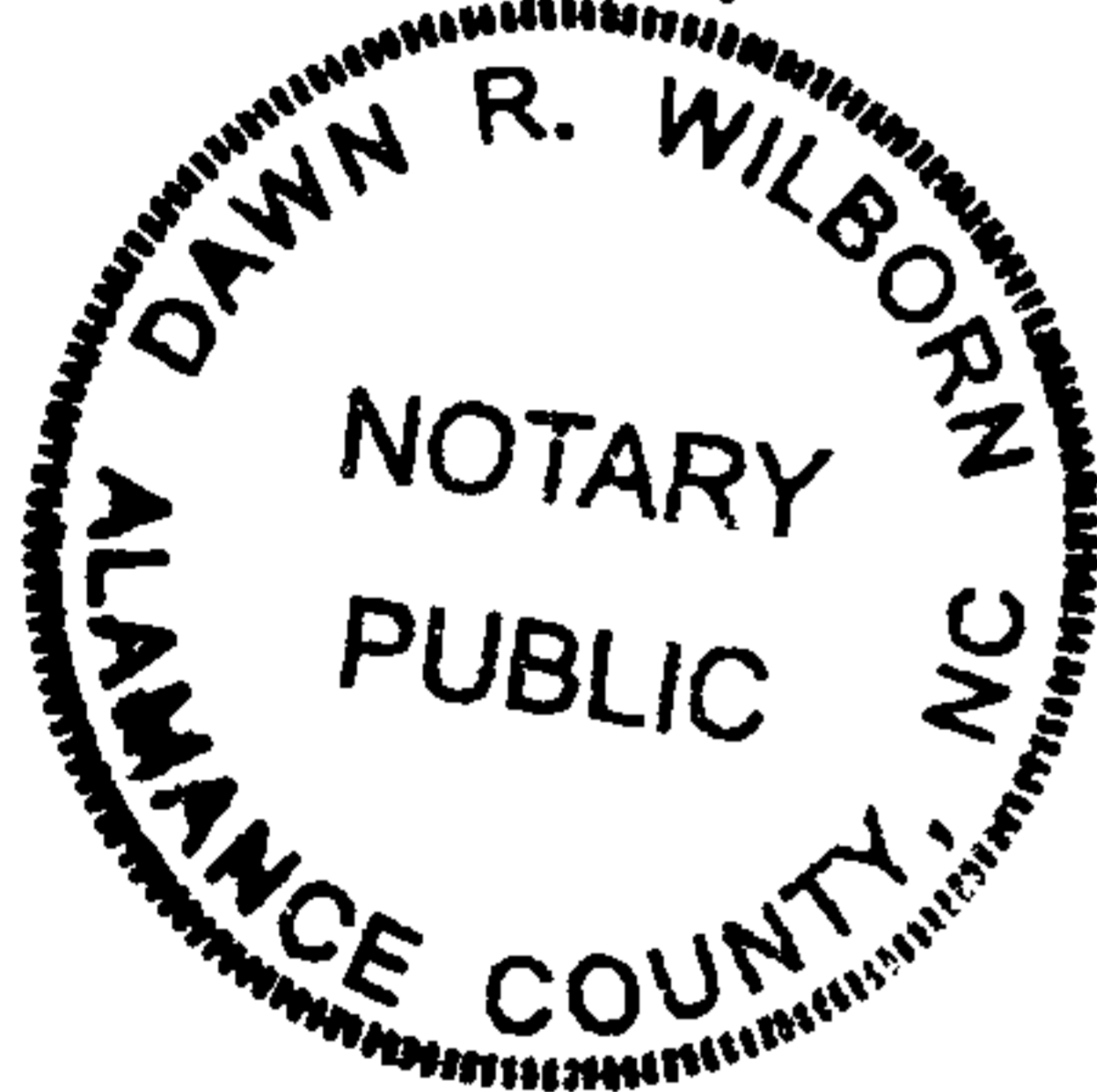
Mina Nui Choi
MINA NUI CHOI, Manager

NORTH CAROLINA

COUNTY OF Alamance

I, Dawn R. Wilborn, Notary Public of the County and State aforesaid, certify that **MINA NUI CHOI** personally appeared before me this day and acknowledged that she is the Manager of **CHURTON 250, LLC a North Carolina limited liability company** and acknowledged on behalf of the company, the due execution of the foregoing instrument.

Witness my hand and seal, this the 27 day of October, 2022.



Dawn R. Wilborn

Notary Public

Dawn R. Wilborn

Print or type name:

My Commission Expires: 7.31.2026