

EP  
NH



20180323000051700 DEED  
Bk:RB6439 Pg:228  
03/23/2018 11:35:31 AM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co. NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1200.00

NH

### GENERAL WARRANTY DEED

Parcel Identifier Number: 9852-21-8173 *DB* R/S: \$1,200.00

Mail after recording to Grantee at: 7014 Pine Hill Drive, Durham, NC 27707  
This instrument was prepared by: Charles H. Thibaut, Attorney  
Brief description for the property: 63.6 acres, Borland Road

THIS DEED made this *23<sup>rd</sup>* of March, 2018, by and between

GRANTOR	GRANTEE
<p><b>Sarah Thompson Matthews</b> and <b>Michael Turner Matthews</b> (a married couple)</p> <p>Mailing Address: 7704 Masters Court McKinney, TX 75070</p>	<p><b>Fancy Gap Farm, LLC,</b> a North Carolina limited liability company</p> <p>Property Address: 2807 Borland Road Hillsborough, NC 27278</p>

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 Orange County, North Carolina and more particularly described as follows:

**BEING all of that 63.60 acre tract containing 2,770,231 square feet as shown on that plat of survey entitled "Recombination of: PINS 9852217261, 9852207366 & 9852208320" by S. D. Puckett & Associates dated March 8, 2017 and recorded in Plat Book 117, Page 186, Orange County Registry to which plat reference is hereby made for a more particular description of same.**



The subject property does \_\_\_\_\_, or does not   x   contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4630, Page 275.

A map showing the above described property is recorded in Plat Book 117, Page 186.

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 the 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

The year 2018 and future year's ad valorem taxes; restrictive and protective covenants; and utility easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Sarah Thompson Matthews (SEAL)  
Sarah Thompson Matthews

Michael Turner Matthews (SEAL)  
Michael Turner Matthews

STATE OF   NC  , COUNTY OF   Orange  

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sarah Thompson Matthews and Michael Turner Matthews, a married couple

This the   23<sup>rd</sup>   day of March, 2018.

Jennie M. Logan  
Notary Public

(Official Seal)

Printed Name: Jennie M. Logan

My Commission Expires:   7-26-2021  

