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MK



20181221000240320 DEED
Bk:RB6559 Pg:451
12/21/2018 03:26:07 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1550.00

MK

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$128--- 1550

Parcel Identifier Nos. 9778965471 Verified by MK County on the ___ day of ___, 20___
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 0.31 acres, LOTS 11-15 HERBERT LLOYD, Book 5564, Page 241, Orange County

THIS DEED made this ___ day of ___ 2018, by and between

GRANTOR	GRANTEE
GOINS AND MCADAMS, LLC a North Carolina limited liability company c/o Laura G. McAdams 800 Blalock Circle Salado, TX 76571	LI WEI, LLC a North Carolina limited liability company c/o Gourmet Kingdom Restaurant 301 East Main Street Carrboro, NC 27510

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

BEGINNING at a stake in the property line on the north side of Main Street at the southwest corner of Lot 10 and running thence along the said property line South 83 deg. 30 min. West 135 feet to a stake, the southeast corner of Lot 16; thence along the east line of Lot 16 North 6 deg. 30 min. West 100 feet to a stake in the south line of a 10-foot alley; thence along the south line of said alley North 83 deg. 30 min. East 135 feet to a stake, the northwest corner of Lot 10; thence along the west line of Lot 10 South 6 deg. 30 min. East 100 feet to a stake in the north property line of Main Street, the BEGINNING point and being Lots 11, 12, 13, 14 and 15 of the Herbert Lloyd property in Carrboro, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5564, Page 241, Orange County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

Submitted electronically by "Liu Law Firm"
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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for 2018 and subsequent years; and
2. Easements and restrictions of record.

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

GOINS AND MCADAMS, LLC (SEAL)
a North Carolina limited liability company

By: William L. Goins
William L. Goins, Manager

By: Laura G. McAdams
Laura G. McAdams, Manager

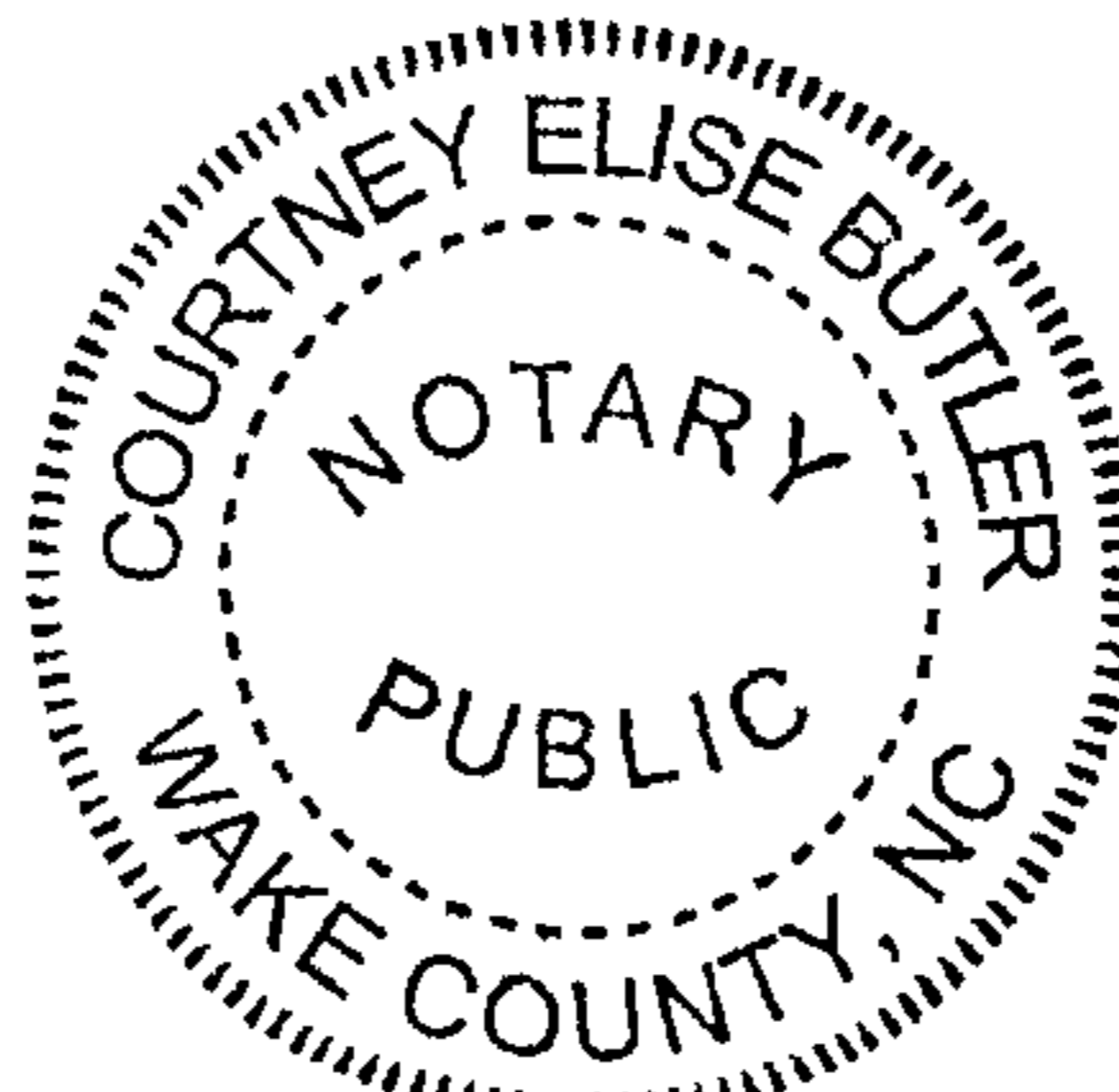
STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **William L. Goins**

Date: 12/18/18

Courtney Elise Butler
Notary Public

My commission expires: 8/29/22



STATE OF NORTH CAROLINA TEXAS
COUNTY OF Bell

I certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **Laura G. McAdams**

Date: 12/4/18

Laura G. McAdams
Notary Public

My commission expires: 04/25/2022

