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Submitted electronically by "Maitland 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.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$935.00

Parcel Identifier No. 9788-27-9921 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee @ 100 E. Franklin St. #300, Chapel Hill, NC 27514

This instrument was prepared by: Kennon Craver, PLLC (This instrument was prepared by Brian Ferrell, a licensed NC attorney.)

Brief description for the Index: Lots 34 & 35, Block D, Plat Book 2, Page 78, Orange County Registry.

THIS DEED made this 19th day of September, 2022, by and between

GRANTOR	GRANTEE
Carolyn Baucom and spouse, Daniel Bruce	Micromanagers, LLC, a North Carolina limited liability company
ADDRESS: 719 Caswell Road Chapel Hill, NC 27514	ADDRESS: 100 E. Franklin Street, #300 Chapel Hill, NC 27514

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

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2668, Page 572, Orange County Registry.

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

A map showing the above described property is recorded in Plat Book 2, Page 78, Orange County Registry.

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.

Grantor Daniel Bruce joins this conveyance solely to release any marital interest he may have in the property, and makes no representation or warranty of any kind, express or implied.

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. 2022 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Easements, covenants and restrictions of record.

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

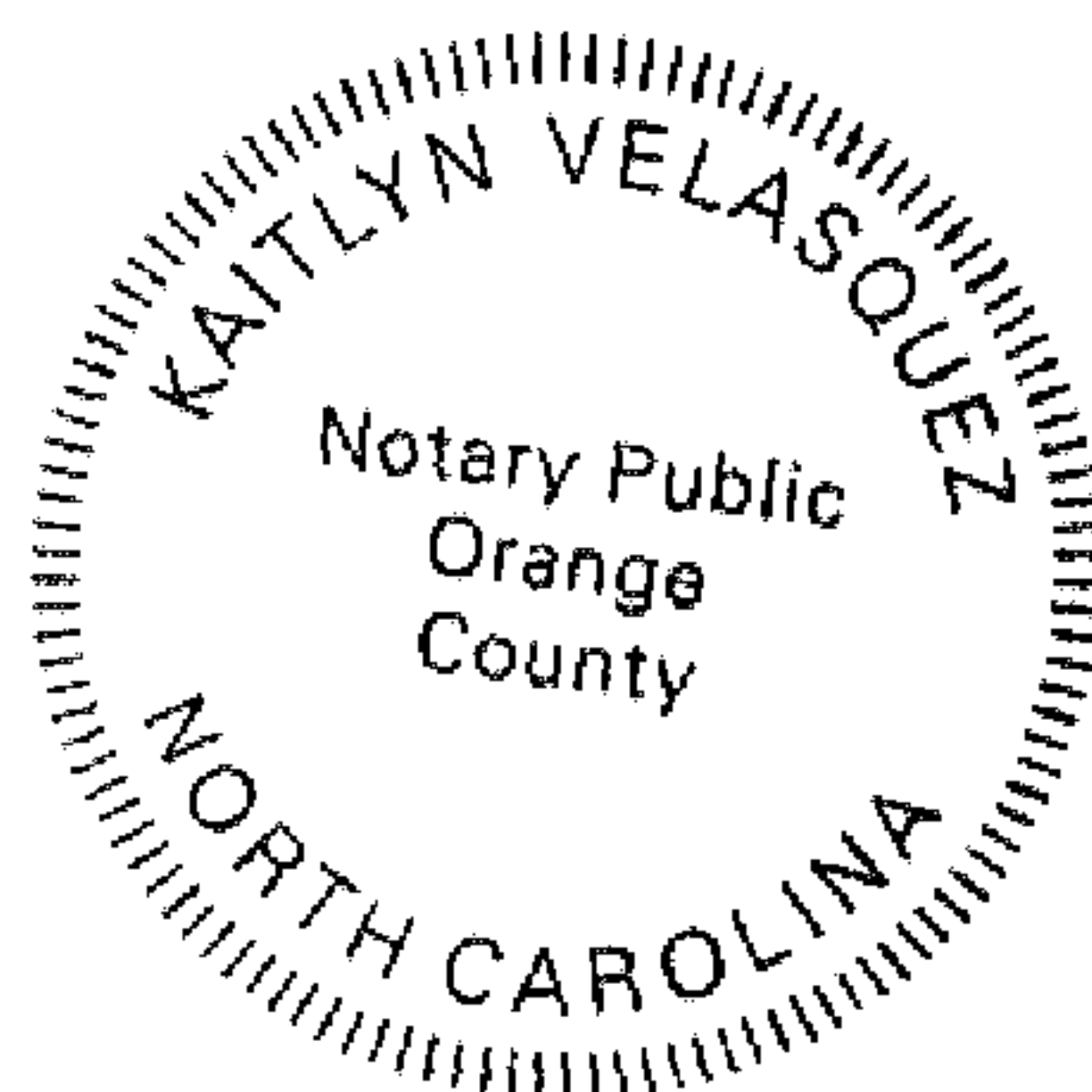
Carolyn Baucom (SEAL)
Carolyn Baucom

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Carolyn Baucom

Witness my hand and Notarial stamp or seal this 16 day of September, 2022.

My Commission Expires: 12-6-2026
(Affix Seal)



Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name

Daniel Bruce (SEAL)
Daniel Bruce

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Daniel Bruce

Witness my hand and Notarial stamp or seal this 16 day of September, 2022.

My Commission Expires: 12-6-2026
(Affix Seal)



Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name

EXHIBIT A

301 N. Columbia Street (PIN: 9788-27-9921 and Tax Map No. 7.85.H.4)

BEING ALL of Lots No. 34-35, Block D, W.N. PRITCHARD PROPERTY, according to the plat and survey thereof, as recorded in Plat Book 2, at Page 78, Orange County Registry, to which the plat reference is hereby made for a more particular description of same and being also described as BEGINNING at a stake in the West property line of Columbia Street which point is established by measuring North 22-34-00 West 425 feet from the Northwestern intersection of Columbia and Rosemary Streets; running thence along the West property line of Columbia Street North 22-34-00 West 50 feet to a stake, the Southeast corner of Lot No. 36; running thence with the line of said lot South 67-00-00 West 166.5 feet to stake; running thence South 22-34-00 East 50 feet to a stake, the Northwest corner of Lot No. 33; running thence with the line of the said lot North 67-00-00 East 166.5 feet to the BEGINNING.