

1/2



ER
NA

EML

20160819000175990 DEED
Bk:RB6175 Pg:486
08/19/2016 12:19:19 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$880.00

af

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ ~~825.00~~ 880.00 M.E.
Tax Map No.

Recording Time, Book and Page
Parcel Identifier No. 9788288065 DB

Instrument Prepared By: The Maitland Law Firm, without benefit of title examination for Grantor.

Mail after recording to: Grantee @ Property Address, Or: _____

THIS DEED, made this 18 day of August, 2016, by and between

GRANTOR

HERITAGE GROWTH PARTNERS, LLC
a NC limited liability company

GRANTEE
SHIELDS PROPERTIES, LLC,
a NC limited liability company
Property Address: 307 N. Columbia St.
Chapel Hill, NC 27516

The designation of 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

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:

SEE ATTACHED EXHIBIT A.

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.

All or a portion of the property hereinabove described was acquired by instrument recorded in Book 6003, Page 123, Orange County Registry.

THE PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR

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

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the 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 herein conveyed is subject to the following exceptions:

- Subject to 2016 ad valorem taxes, and all easements, conditions and restrictions of record, if any

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

HERITAGE GROWTH PARTNERS, LLC
a NC limited liability company

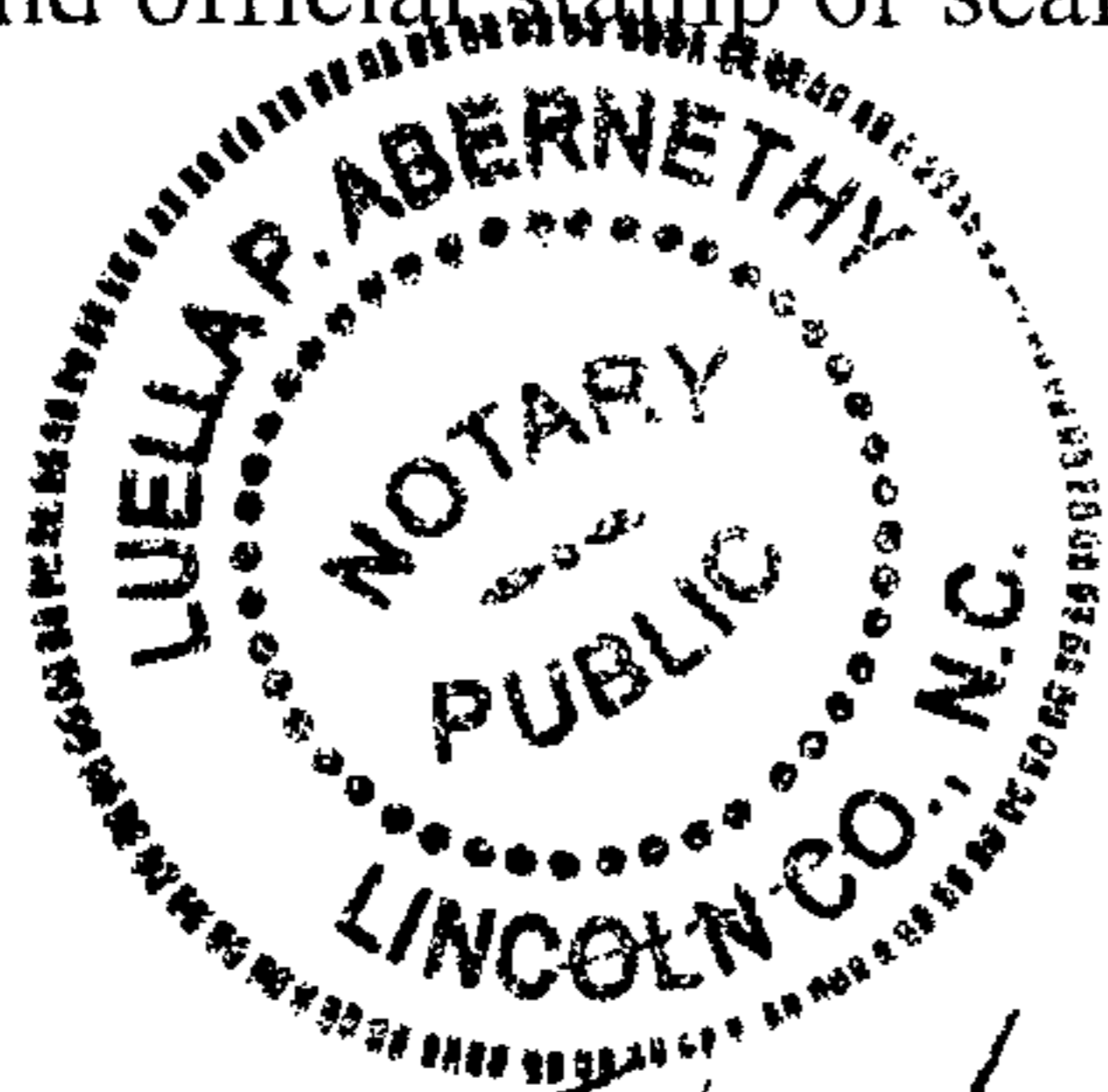
Ernest B Remmey (seal)
ERNEST B. REMMEY

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **ERNEST B. REMMEY**, personally appeared before me and acknowledged that he is **Member/Manager** of **HERITAGE GROWTH PARTNERS, LLC, a NC Limited Liability Company** and that by authority duly given and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal this 18th day of August, 2016.

(Notary Seal)



Luella P. Abernethy
Notary Public

Luella P. Abernethy
Typed/Printed Name of Notary

My commission expires: 5/24/2020



EXHIBIT A

LYING and being in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and being described by metes and bounds as follows:

BEGINNING at a 3/4" existing iron pin at the southwest corner of the intersection of Carr Street and Columbia Street, which point is further described as being located South 56-41-25 West 133.84 feet from the NCGS Monument "Fireman" bearing grid coordinates Y = 788,126.23 and X = 1,982,925.17; the POINT AND PLACE OF BEGINNING, thence from said Beginning Point, running with the western right of way of Columbia Street S 25-05-54 E 65.00 feet to an existing nail in the concrete walk at the common front corner with Amy H. Abernathy, (now or formerly) (Deed Book 2103, Page 343); thence along the common boundary line with Abernathy, S 64-40-21 W 162.50 feet to a 1/2" existing iron pin in the common rear corner with Janet Blanton, (now or formerly) (Deed Book 1890, Page 304); thence along the common boundary line of Blanton, N 25-05-43 W 64.95 feet to a 3/4" existing iron pin in the southern margin of the right of way of Carr Street; thence along the southern margin of the right of way of Carr Street, N 64-39-14 E 162.49 feet to a 3/4" existing iron pin, the POINT AND PLACE OF BEGINNING ; containing 10,558 square feet or 0.242 acres, more or less, all as shown on that survey entitled "Property of Heritage Growth Partners, LLC," drawn by Charles R. Billings, NCPLS, Freehold Land Surveyors, Inc., dated August 4, 2015, and being all of that same property conveyed to the H. Thomas Loberg Revocable Trust by deed of Daniel R. Koenigshofer and wife, Susan C. Koenigshofer, dated March 22, 1996 and recorded March 25, 1996 in Deed Book 1447 at Page 217 in the Orange County Public Registry.

Address: 307 N.Columbia Street, Chapel Hill, NC PIN: 9788-28-8065

