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**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$6,000.00

Parcel Identifiers: 9778-96-8489 and 9778-96-9633

Mail/Box to: Grantee

This instrument was prepared by: Thomas R. Holt, Attorney at Law (without benefit of title examination)

Brief description for the Index: 311 East Main/102 Broad

THIS DEED made effective as of the 17 day of May, 2022, by and between

GRANTOR	GRANTEE
THE ALTRIDGE GROUP, LLC a North Carolina limited liability company	TABLE MINISTRIES, INC., a North Carolina nonprofit corporation
<u>Mailing address:</u> P.O. Box 1198 Carrboro, NC 27510	<u>Mailing address:</u> 209 E. 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, parcel of land, or condominium unit situated in Orange County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Submitted electronically by "Schell Bray PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6016, Page 143, and in Book 6016, Page 149, Orange County Registry.

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

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. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Matters shown on plat recorded in Plat Book 14 at Page 69. (as to Tract One)
3. Boundary Line Agreement recorded in Book 135 at Page 297.
4. Rights of adjoining lot owners to the lateral support and encroachment of the party walls situate on the side lot lines and party wall agreement recorded in Book 135 at Page 297.
5. Rights of the public and others entitled thereto in and to the use of that portion of Land within the bounds of the sidewalk.
6. Permanent, nonexclusive, perpetual 10-foot sewer easement recorded in Book 6109 at Page 186.

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

THE ALTRIDGE GROUP, LLC  
a North Carolina limited liability company

By: James L. Shortridge, mgr  
James L. Shortridge, Manager

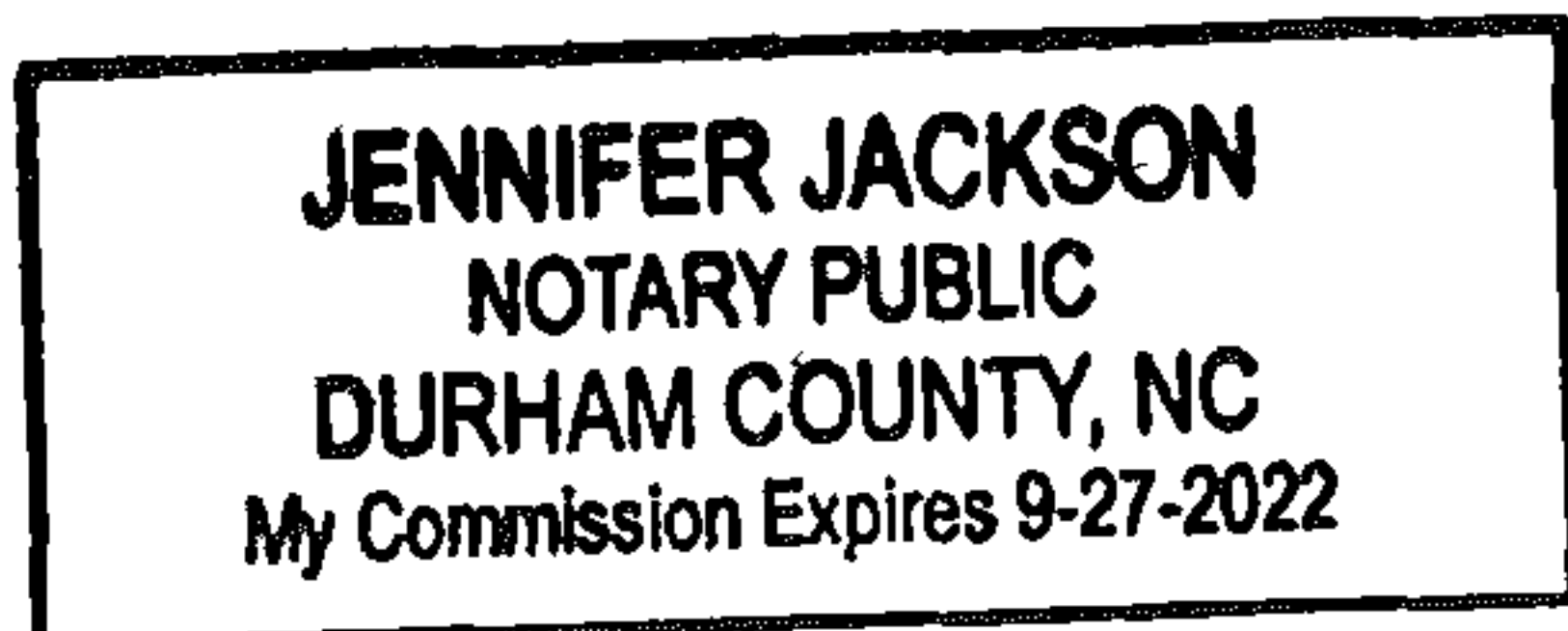
Orange County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: James L. Shortridge, Manager of The Altridge Group, LLC

Date: May 17, 2022

Jennifer Jackson  
Official Signature of Notary Public

(Affix Official Seal below)



Print Name: Jennifer Jackson

My commission expires: 9-27-2022

## EXHIBIT A

TRACT ONE: PIN: 9778-96-8489

BEGINNING at a stake in the line of the sidewalk on the north side of Main Street, Carrboro, North Carolina, said stake being 395.3 feet in a general easterly direction from the center line of Lloyd Street as Lloyd Street intersects with the north side of Main Street; running thence from the point and place of beginning North 03 degrees 28; 47" West 98.26 feet to a stake; thence South 86 degrees 14'30" West 27.66 feet to a stake; thence North 04 degrees 30'53" West 64.87 feet to a stake; thence North 85 degrees 29'43" East 83.03 feet to a stake; thence South 03 degrees 31'15" East 30.18 feet to a stake; thence South 03 degrees 27'57" East 134.03 feet to a stake in the sidewalk on the north side of Main Street; thence along with the line of the sidewalk South 86 degrees 14'30" East 54.17 feet to a stake, point and place of beginning and being the property of Charles D. Browning, better known as 311 East Main Street, Carrboro, North Carolina as shown on the plat and survey thereof prepared by Freehold Land Surveys, Inc., Carrboro, North Carolina dated January 7, 1985, Job No. 8650, to which survey and plat reference is hereby made for amore particular description of same. Also see Book 4186, Page 319, Orange County Registry.

TRACT TWO: PIN: 9778-96-9633

BEGINNING at a stake on the eastern edge of Broad Street at the northwestern corner of the property of Browning & Farrell Furniture Co., Inc., as shown on the plat hereinafter referred to; thence proceeding North 86 degrees 45' East 170 feet to a stake; thence proceeding South 03 degrees 04' East 130.18 feet to a stake; thence proceeding South 86 degrees 45' West 85 feet to a concrete masonry pail (stake); thence proceeding North 02 degrees 01' 45" West 32.68 feet to a stake; thence proceeding North 02 degrees 11'45" West 50.17 feet to a stake; thence proceeding South 86 degrees 52' 40" West 84.37 feet to a stake located on the eastern edge of Broad Street; thence proceeding North 05 degrees 24' West along and with the eastern edge of Broad Street 47.20 feet to a stake, the point and place of Beginning, and being more fully described as the Property of Browning & Farrell Furniture Col, Inc., Chapel Hill Township, Orange County, North Carolina, as recorded in Plat Book 14, Page 69, in the office of the Register of Deeds of Orange County. Being the same property conveyed by Ed R. Burnette (widower) to H.E. Stephenson and wife, Edna C. Stephenson, and L.N. Wilson and wife, Uva S. Wilson by deed dated October 31, 1950, recorded in Deed Book 135, page 183, Orange County Registry; and by deed from George F. Bason and wife, Mabel R. Bason, to H.E. Stepheson and wife, Edna C. Stephenson, and L.N. Wilson and wife, Uva S. Wilson, dated July 22, 1950, recorded in Deed Book 134, page 371, Orange County Registry.

There is further conveyed herewith a non-exclusive easement for ingress, egress and regress over and across a portion of Grantor's parcel of land having the Parcel Identification Number 9788-06-0621 (hereinafter, the "Servient Tract"), which easement area is described as follows:

BEGINNING at an iron in the northern margin of the right-of-way of West Rosemary Street, the southwest corner of the Servient Tract and the southeast corner of the property owned by Columbia Street Associates, LLC; and running from said beginning point along and with the margin of West Rosemary Street North 86° 19' 52" East 21.00 feet to an iron, thence North 03° 29' 58" East 165.39 feet to an iron; thence South 86° 19' 52" West 21.00 feet to a point in the Tract Two above, thence along the lines of Tract Two and the property owned by Columbia Street Associates, LLC South 03° 29' 58" West 163.39 feet to the place and point of BEGINNING.