



20150917000186740 DEED
Bk:RB6016 Pg:149
09/17/2015 02:44:13 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$800.00

NA
385

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: ^{800.00} ~~\$1398.00~~ ^{Chr}

Parcel Identifier No. 9778-96-8489 Verified by ML County on the _____ day of _____, 20____
By: _____

Mail/Box to: Satsky & Silverstein, 415 Hillsborough Street, Suite 201, Raleigh, NC 27603

This instrument was prepared by: Satsky & Silverstein, 415 Hillsborough Street, Suite 201, Raleigh, NC 27603

Brief description for the Index: LOT 311 East Main St. Carrboro, NC,

THIS DEED made this 17 day of September, 2015, by and between

GRANTOR	GRANTEE
Judith Young Browning, Trustee of the Judith Young Browning Family Trust 227 Country Club Drive Durham, NC 27712	The Altridge Group LLC P.O. Box 1198 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 the City of Carrboro, _____ Township, Orange County, North Carolina and more particularly described as follows:

See Attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4324 page 111.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.



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 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, other than the following exceptions:

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

Judith Young Browning, Trustee of the Judith Young Browning (SEAL)

By: Judith Young Browning (Entity Name) Print/Type Name: _____

Print/Type Name & Title: Judith Young Browning, Trustee Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public Notary's Printed or Typed Name

State of _____ - County or City of _____

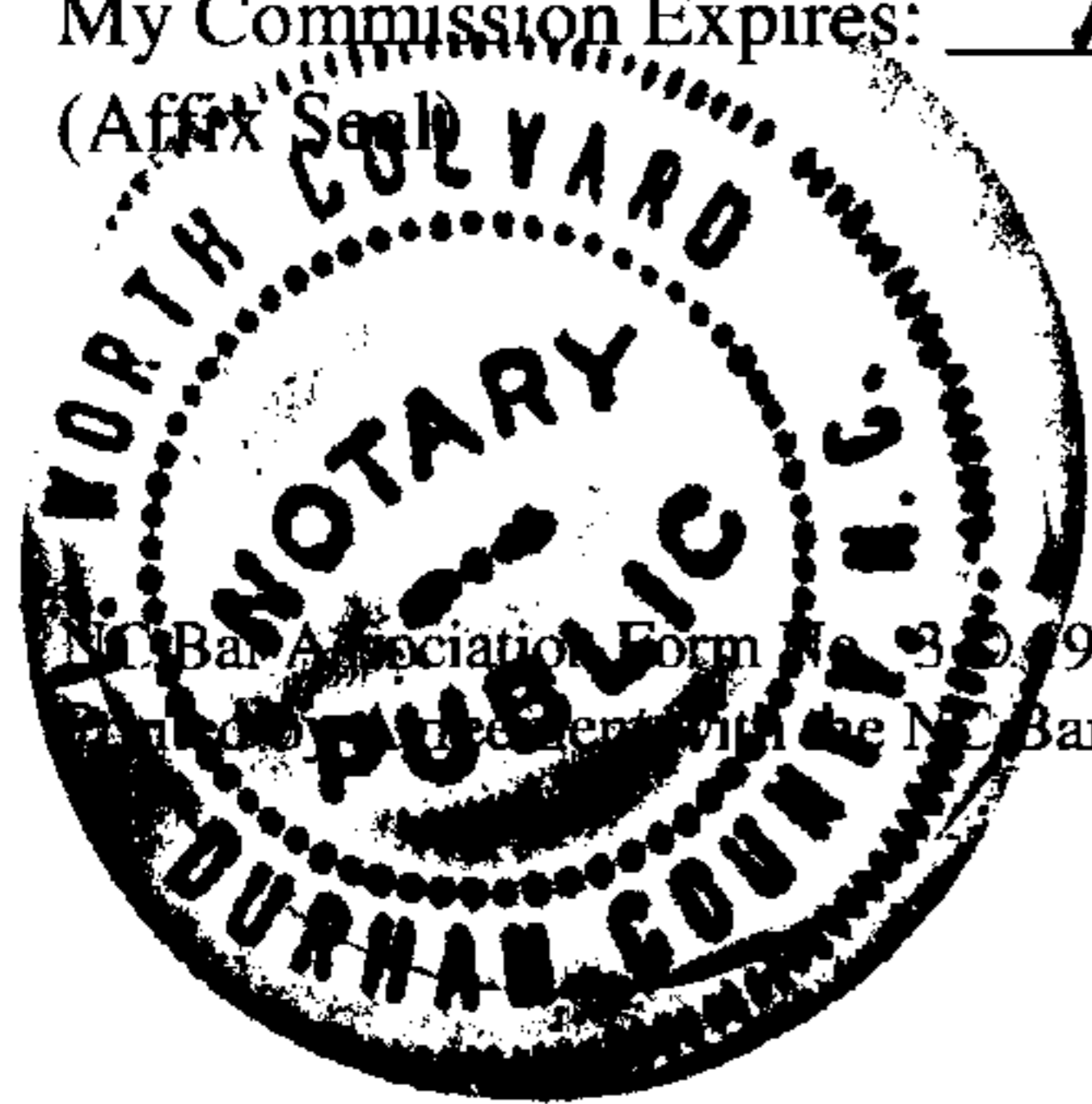
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

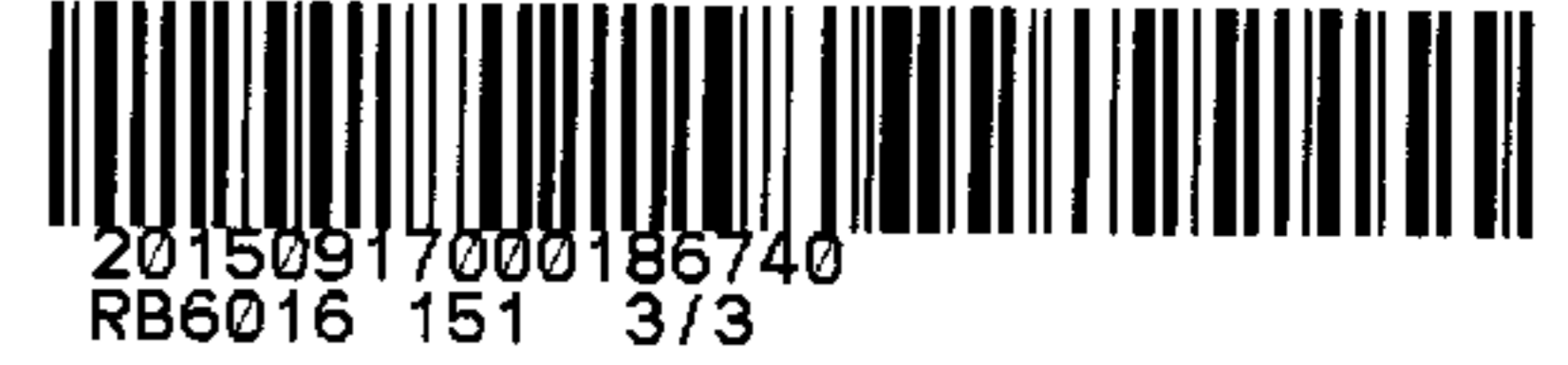
My Commission Expires: _____ (Affix Seal) _____ Notary Public Notary's Printed or Typed Name

State of North Carolina - County or City of Orange DURHAM

I, the undersigned Notary Public of the County or City of Orange DURHAM and State aforesaid, certify that Judith Young Browning personally came before me this day and acknowledged that he is the Trustee of Judith Young Browning, Trustee of, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 17 day of SEPTEMBER, 2015.

My Commission Expires: 7-13-2016 (Affix Seal) L. Worth Colvard Notary Public Notary's Printed or Typed Name





ATTACHMENT

Exhibit "A"

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 and 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 a more particular description of same. Also see Book RB4186, Page 319.