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JAH



20181105000208820 DEED
Bk:RB6540 Pg:1
11/05/2018 08:57:14 AM 1/6

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$720.00

JB

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$720.00
(Without Benefit of Title Examination)
Return to: Grantee Parcel ID Number: 9873502573

Sub

THIS DEED made this 31 day of October, 2018 by and between

GRANTOR

THOMAS SULLIVAN KING, EXECUTOR OF THE ESTATE OF
JANE BARBEE KING; THOMAS SULLIVAN KING, INDIVIDUALLY
and spouse, GAIL L. KING
2615 Oberlin Drive
Durham, NC 27705

MARCIA K. BOLLINGER and spouse, RONALD G. BOLLINGER
1918 Lakewood Drive
Salt Lake City, Utah 84117

SUSAN K. KEATON, Widow
1812 Atterbury Lane
Durham, NC 27712

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

CAPKOV VENTURES, INC.
P.O. Box 16815
Chapel Hill, NC 27516

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.

submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



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

See EXHIBIT A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor under the last will of the late Jane Barbee King (07-E-1370, Durham County and also see 07-E-570, Orange County). Grantors, Thomas Sullivan King, Marica K. Bollinger and Susan K. Keaton are the children and named heirs under the last will of Jane Barbee King; by Family Settlement Agreement filed in the Durham estate file 07-E-1370, and signed by the Honorable Superior Court Judge Robert H. Hobgood, the Executor of the Estate Thomas Sullivan King and the children (heirs) of the late Jane Barbee King are the Grantors conveying the subject property. See also the deed recorded in Book 168, Page 639, 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, their heirs, successors, and assigns, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2018 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

SIGNATURE AND NOTARY PAGES TO FOLLOW



Thomas Sullivan King, executor (SEAL)
THOMAS SULLIVAN KING, EXECUTOR OF
THE ESTATE OF JANE BARBEE KING

Thomas Sullivan King (SEAL)
THOMAS SULLIVAN KING, INDIVIDUALLY

Gail L. King
GAIL L. KING

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R Hadler, Notary Public for the County of ORANGE, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas Sullivan King, Executor of the Estate of Jane Barbee King; Thomas Sullivan King, Individually, Grantors.

Witness my hand and official stamp or seal, this the 31 day of October, 2018.

W R Hadler
Notary Public
My Commission Expires: 5/22/2020

WRH/js
WAYNE R. HADLER
NOTARY PUBLIC
Orange County
North Carolina
My Commission Expires May 22, 2020

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R. Hadler, Notary Public for the County of ORANGE, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gail L. King, Grantor.

Witness my hand and official stamp or seal, this the 31 day of October, 2018.

W R Hadler
Notary Public
My Commission Expires: 5/22/2020

WRH/js
WAYNE R. HADLER
NOTARY PUBLIC
Orange County
North Carolina
My Commission Expires May 22, 2020

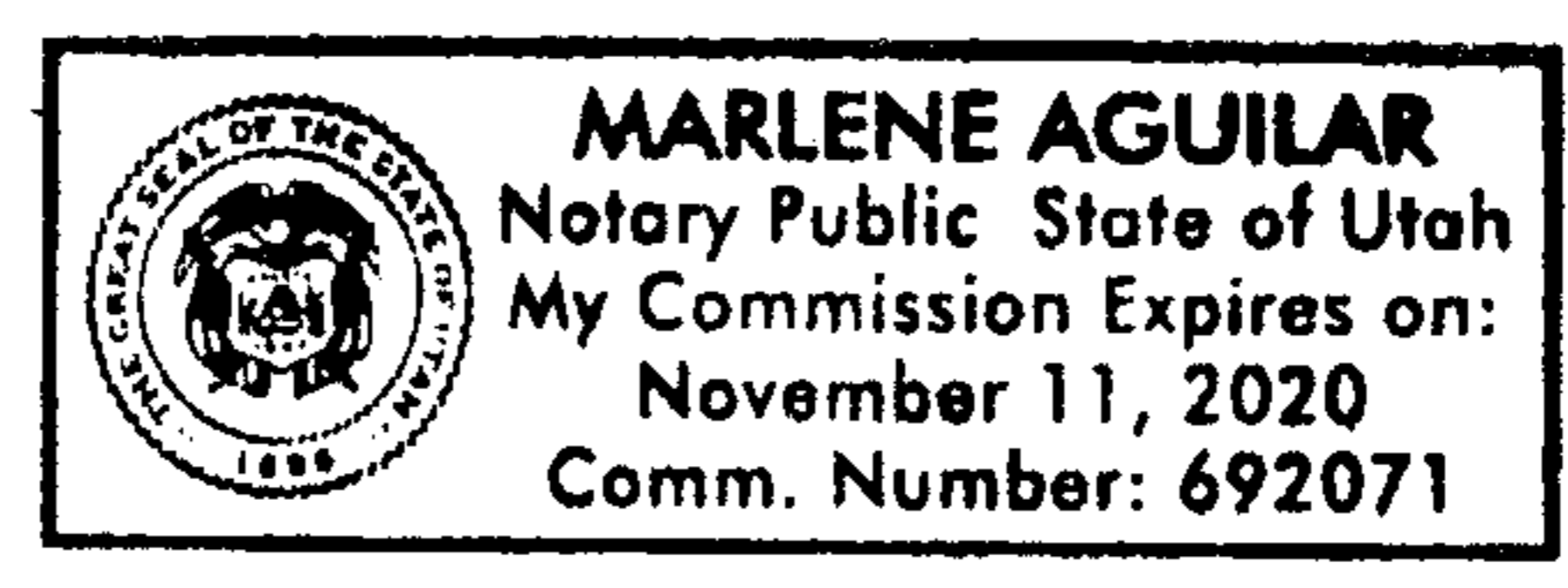


Marcia K. Bollinger (SEAL)
MARCIA K. BOLLINGER

Ronald G. Bollinger (SEAL)
RONALD G. BOLLINGER

STATE OF UTAH

COUNTY OF Salt Lake



I, Marlene Aguilar, Notary Public for the County of Salt Lake, State of UTAH, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Marcia K. Bollinger; and Ronald G. Bollinger, Grantors.

Witness my hand and official stamp or seal, this the 31 day of October, 2018.

Marlene Aguilar
Notary Public
My Commission Expires: NOV. 11, 2020

WRH/js



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Susan K. Keaton (SEAL)
SUSAN K. KEATON

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R Hadler, Notary Public for the County of ORANGE, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Susan K. Keaton, Grantor.

Witness my hand and official stamp or seal, this the 31 day of October, 2018.

WAYNE R. HADLER
NOTARY PUBLIC
Orange County
North Carolina
WRH/ My Commission Expires May 22, 2020

Wayne R Hadler
Notary Public
My Commission Expires: 5/22/2020



EXHIBIT "A"

BEGINNING at a stake in the property line on the west side of NC Highway No. 86, said stake being the northeast corner of Tract #3 as shown on the plat hereinafter referred to, and running thence along and with the west side of NC Highway No. 86 north 4 degrees 40 ' west 506 feet to an iron stake; thence north 85 degrees 18 ' west 1371 feet to a rock pile and pointers; thence south 5 degrees 50 ' west 537 feet to a stake, the northwest corner of Tract #3; thence along with the north line of Tract #3 south 85 degrees 50 ' east 1455 feet to the stake, the place and point of BEGINNING, containing 16.8 acres, more or less, exclusive of Highway Right-of-Way, and being Tract #4 as shown on the plat of the property of SHEPHERD D. STORY known as ACRES OF NEWHOPE, by Robert A. Jones, Registered Surveyor, of November 1958, and recorded in the office of the register of deeds of Orange County in Plat Book 7, at Page 91, to which reference is hereby made for a more particular description of same.

This property is subject to easement for access road 20 feet in width and 226 feet in length along the eastern boundary of Tract #4 as shown on the plat of the property recorded in the Orange County Registry in Plat Book 7, at Page 91.