

1 of 3
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20161221000268830 DEED
Bk:RB6240 Pg:589
12/21/2016 04:23:17 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$2700.00
aw

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,700.00

Parcel Identifier No. 9874-45-6923 Verified by DB County on the ___ day of _____, 2016
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: Lot 1 PB 97, Page 66

THIS DEED made this 20th day of December, 2016, by and between

GRANTOR

GRANTEE

Blue Empire, LLC,
a North Carolina limited liability company

ADDRESS: 7120 Creek Wood Drive
Chapel Hill, NC 27514

number4, LLC,
a North Carolina limited liability company
1055 Burning Tree Drive, Chapel Hill
ADDRESS: ~~P.O. Box 929~~ NC 27517
~~Durham, NC 27702~~

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 or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

BEING all of Lot 1, Fred B. Johnston Property, as shown in Plat Book 97, Page 66, Orange County Registry, to which plat reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6132, Page 24, 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 97, Page 66, 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.

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:

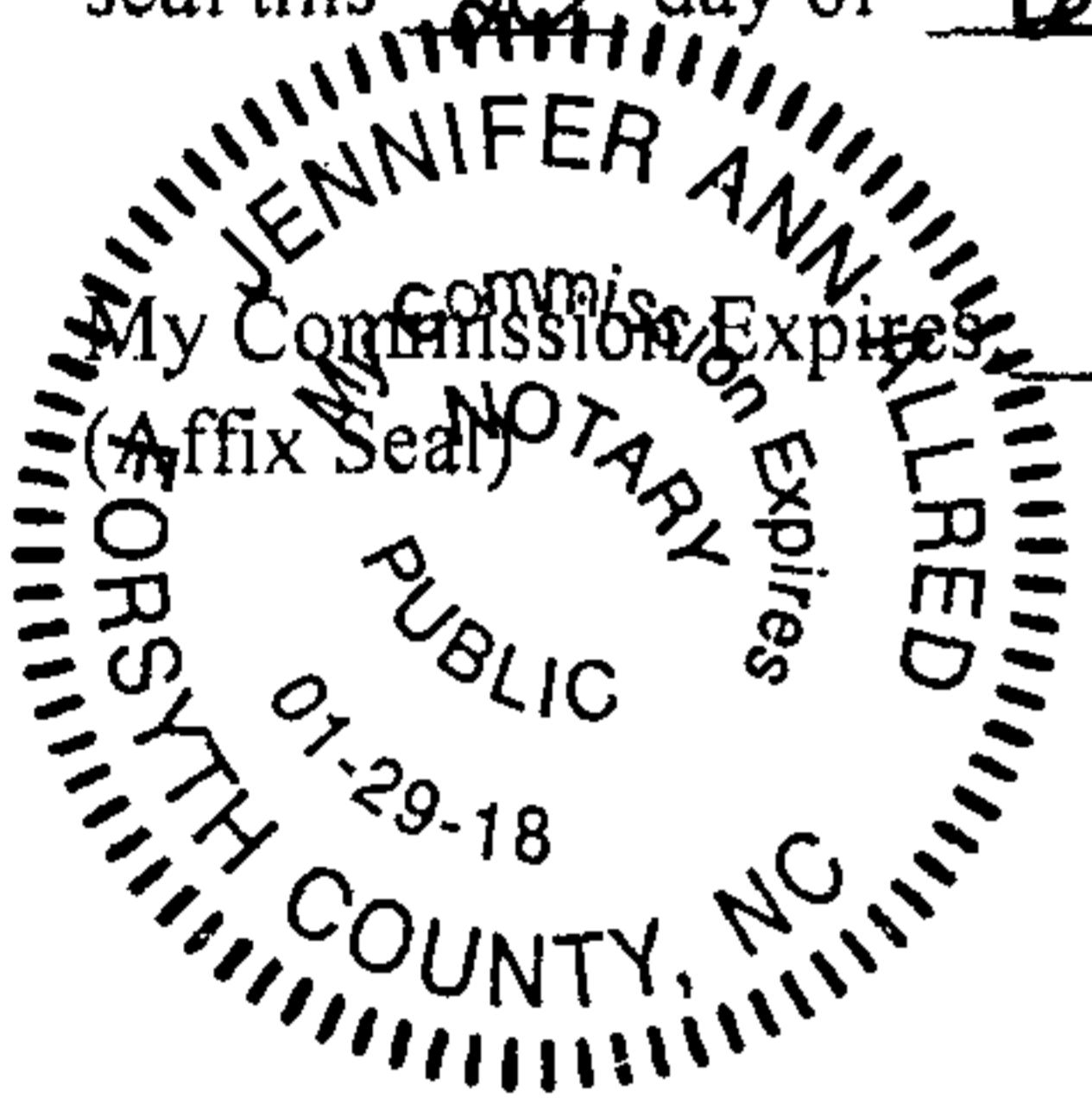
- 1. 2017 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Restrictive covenants, easements and rights-of-way of record.

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

Blue Empire, LLC,
a North Carolina limited liability company

By: [Signature]
Print/Type Name & Title: Lois Tsui C.E.O.

State of North Carolina - County of Alamance
I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Lois Tsui 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 20 day of December, 2016.



[Signature]
Jennifer Ann Allred Notary Public
Notary's Printed or Typed Name

