

ER
MB

ml



20160602000111920 DEED
Bk:RB6132 Pg:336
06/02/2016 09:52:25 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$3400.00 MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3,400.00

ORANGE COUNTY

Parcel ID #: 9748-82-6600 and 9748-91-5888 **KKB**

Verified by _____ County on the ____ day of June ____, 2016

By: _____

Mail/Box to: The Vernon Law Firm, P.O. Drawer 2958, Burlington, NC 27216-2958.

This instrument was prepared by: Benjamin D. Overby, Attorney at Law a licensed North Carolina attorney. This deed was prepared without title examination and based on the description provided by the Grantor.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 28.12 acre tract shown in Plat Book 892, Page 133 (PIN # 9748-82-6600) and Deed Book 2550, Page 448 (PIN # 9748-91-5888).

THIS DEED made this 1st day of June, 2016, by and between

GRANTOR	GRANTEE
THOMAS D. PRITCHARD and wife, SUSAN D. PRITCHARD 6060 Whitney Road Graham, NC 27253	SPRING HILL RV PARK, LLC c/o Kevin Ray, Member/Manager 7319 Morrow Mill Road 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.

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

See attached "Exhibit A"

All or a portion of the property herein conveyed ___ includes or X 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 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:

Restrictions, covenants, conditions, rights of ways and easements of record, if any.

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


THOMAS D. PRITCHARD (SEAL)


SUSAN D. PRITCHARD (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF Orange

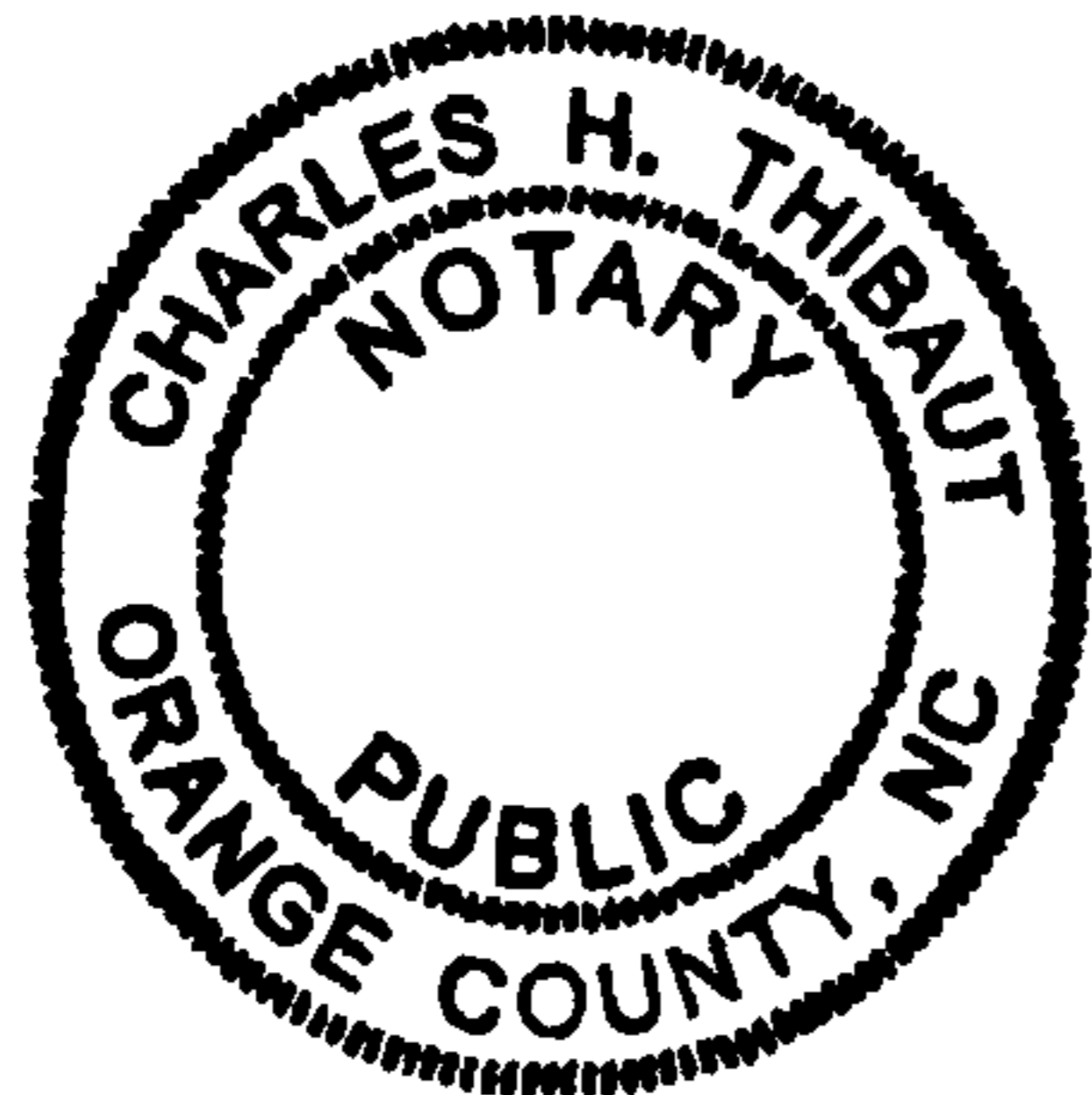
I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas D. Pritchard.

Date: 6/1/16


Notary Public

Print Name: Charles H. Thibaut

My Commission Expires: 4/7/2020



STATE OF NORTH CAROLINA
COUNTY OF Orange

I certify that the following person personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Susan D. Pritchard.

Date: 6/1/16

Charles H. Thibaut
Notary Public

Print Name: Charles H. Thibaut

My Commission Expires: 4/7/2020

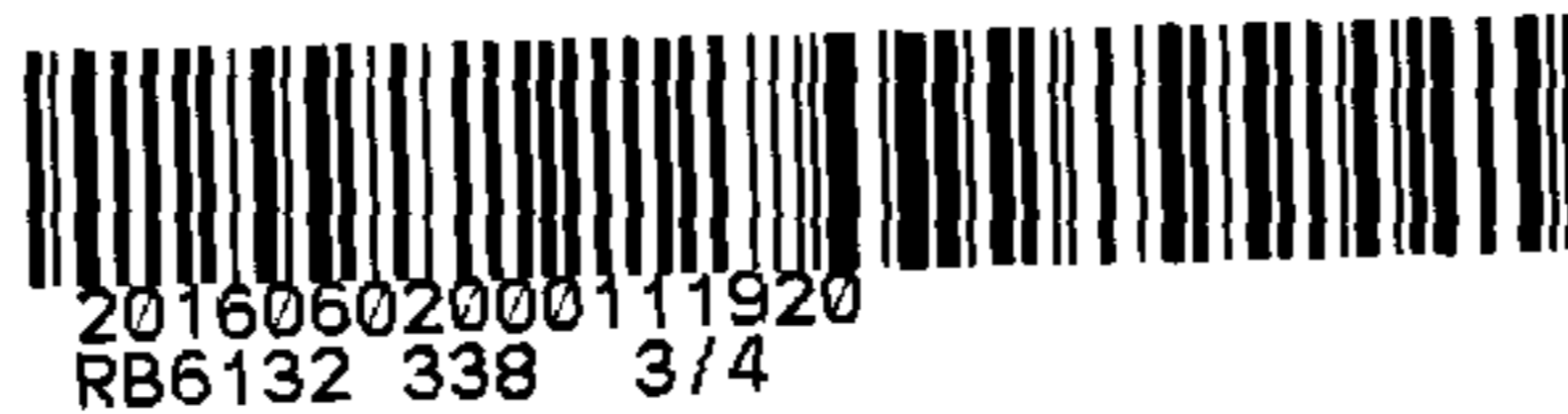
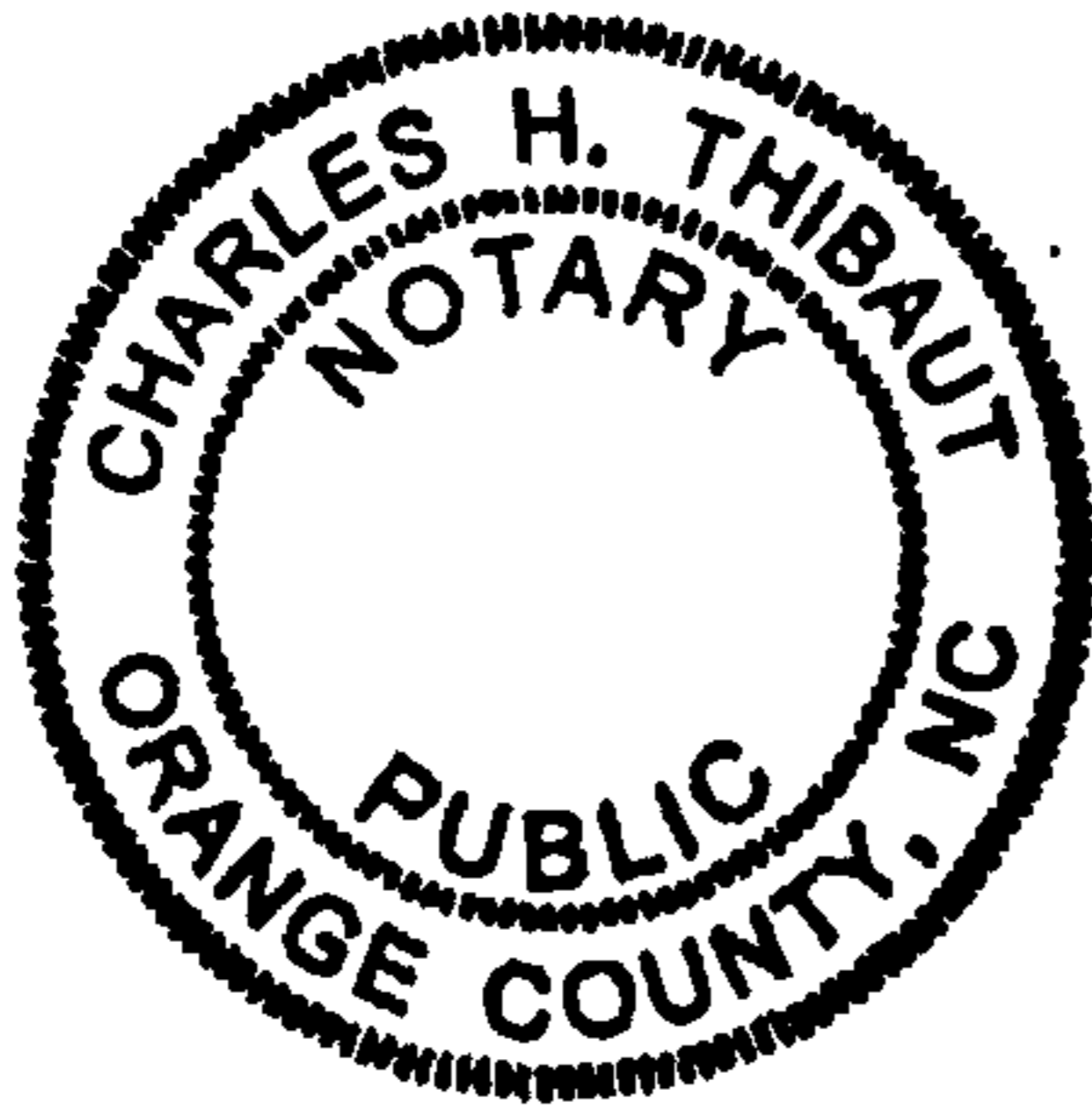


EXHIBIT "A"

3500 Old Greensboro Road Chapel Hill, North Carolina 27516.

The legal description of the Sale Property (the "Legal Description"), together with a description and location of such access easements, parking agreements, utility easements, signage easements, or other easements or reservations mutually acceptable to and determined by Seller and Buyer to be appropriate or necessary to the proper and efficient development, use and operation the Sale Property.

Said legal description is as follows:

Tract 1

A Tract of Land in Bingham Township, Orange County, North Carolina, adjoining a property of Etta Ruth Cecil, Virginia Ferguson, Terrells Creek Baptist Church, and others, and being all of that approximately 28.12 acre tract, more or less as shown on Plat entitled "Recombination Survey, property of Thomas D & Susan D. Pritchard, Millie Ann Lloyd, Willis M. Farrington and Lillian B. Edwards By Dale D. Faulkner, P.L.S., Dated June 12, 2003, recorded in Plat Book 92, Page 133 Orange County Registry.

Together with That Certain Easement for Ingress, Egress, and Regress over Lot 1, Lindo Farrington Estate, Plat Book 76 Page 9 said Declaration of Easement being recorded in Book 4365 Page 388, Orange County Registry.

Tract 2

A Certain Lot or Parcel of Land in Bingham Township, Orange County, North Carolina, adjoining SR#1005, Terrell's Creek Baptist Church and Others and Described as Follows:

Being all of Lot Number One (1) (Revised), containing 5.705 acres as shown on plat entitled "Recombination of Lots 1, 2, and 3 of the 1972 division of the Lindo Farrington Estate and correction of the survey of Ervin W. Johnson and Annie M. Johnson(Reference Plat Book 75, Page 178) Plat of which is recorded in Plat Book 76 at Page 9 of the Orange County Registry, to which reference is hereby made for a more complete description.

This conveyance is subject to the right of way of SR # 1005 and existing utility easements and rights of way of record.

PIN NOS.: 9748-82-6600 and 9748-91-5888



19107B-000001/411086 v1