



20190424000070810 DEED  
Bk:RB6605 Pg:247  
04/24/2019 01:09:23 PM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1480.00 *SR*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1480.00

Parcel ID ~~9892-79-6080~~ and 9882-77-6966. Verified by MAB County on the \_\_\_ day of \_\_\_\_\_,  
20 1982-79-6080 4/24/19 AB  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: William A. Anderson, III, Attorney, Kennon Craver, PLLC  
Brief description for the Index: \_\_\_\_\_

THIS DEED made effective as of the 24 day of April 2019, by and between

GRANTOR	GRANTEE
Buzzlitz, LLC, a North Carolina limited liability company  221 Deer Chase Lane Durham, NC 27705	Triangle Land Conservancy, a North Carolina nonprofit corporation  514 S Duke St Durham, NC 27701

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 \_\_\_\_\_, Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

BEING all of Lot 3, containing 50.08 acres, and all of Lot 4, containing 10.01 acres, more or less, as shown on plat of survey by ENT Land Surveys, Inc. entitled "Division of Property of Crabtree Bane, LLC" dated June 6, 2006 and recorded in the Orange County Registry in Plat Book 100 Page 48.

Being commonly known as 3711 University Station Road, Chapel Hill NC

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4292, page 483.

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

A map showing the above described property is recorded in Plat Book 100, Page 48.

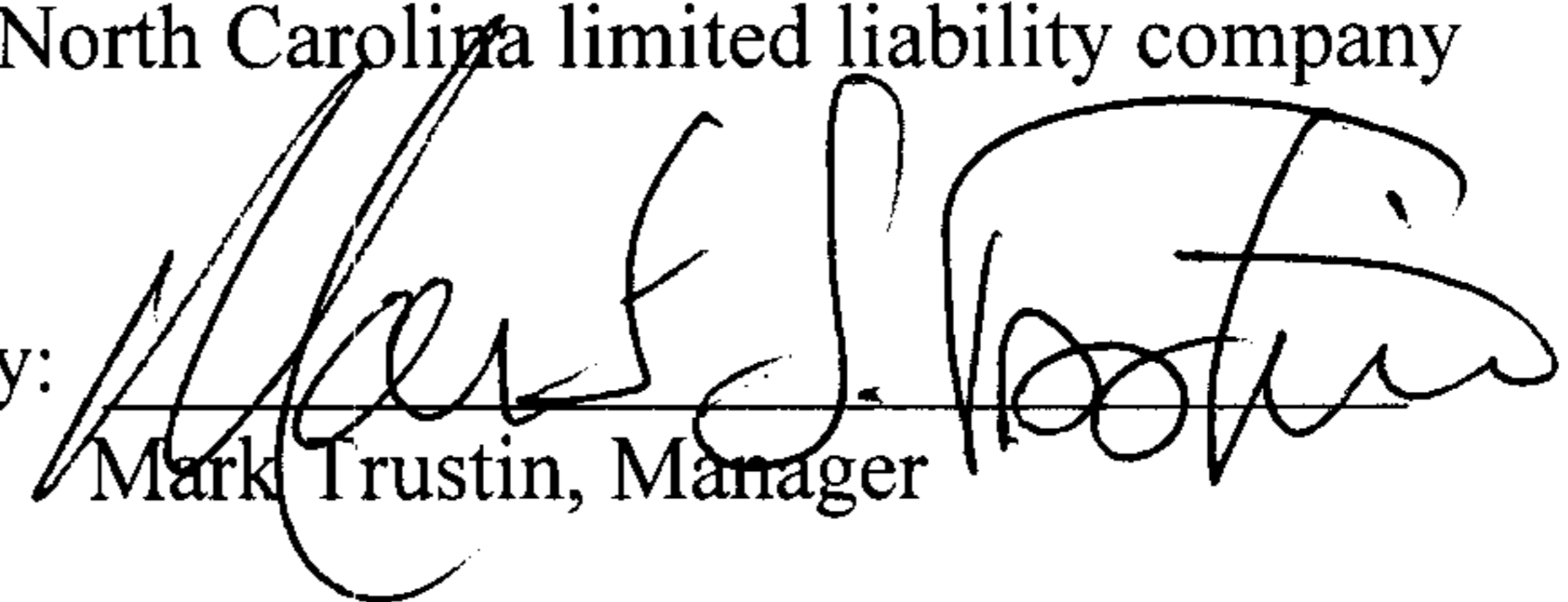
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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. Ad valorem taxes for 2019 and subsequent years;
2. Title to that portion of the Land within the right-of-way of University Station Road (SR 1712);
3. Easement(s) to GTE South recorded in Book 197, at Page 385;
4. Easement(s) to Duke Power recorded in Book 135 at Page 230, Book 176, at Page 551, Book 184 at Page 191, Book 185 at Page 327, and Book 325 at Page 485;
5. Easement(s) to Piedmont Electric Membership Corporation recorded in Book 232 at Page 1894 and Book 259 at Page 1540;
6. Easement(s) to State Highway Commission recorded in Book 169 at Page 33, and Book 208 at Page 455; and
7. Subject to matters shown on plat recorded in Plat Book 100 at Page 48 and Plat Book 120 at Page 49.

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

BUZZLITZ, LLC,  
a North Carolina limited liability company

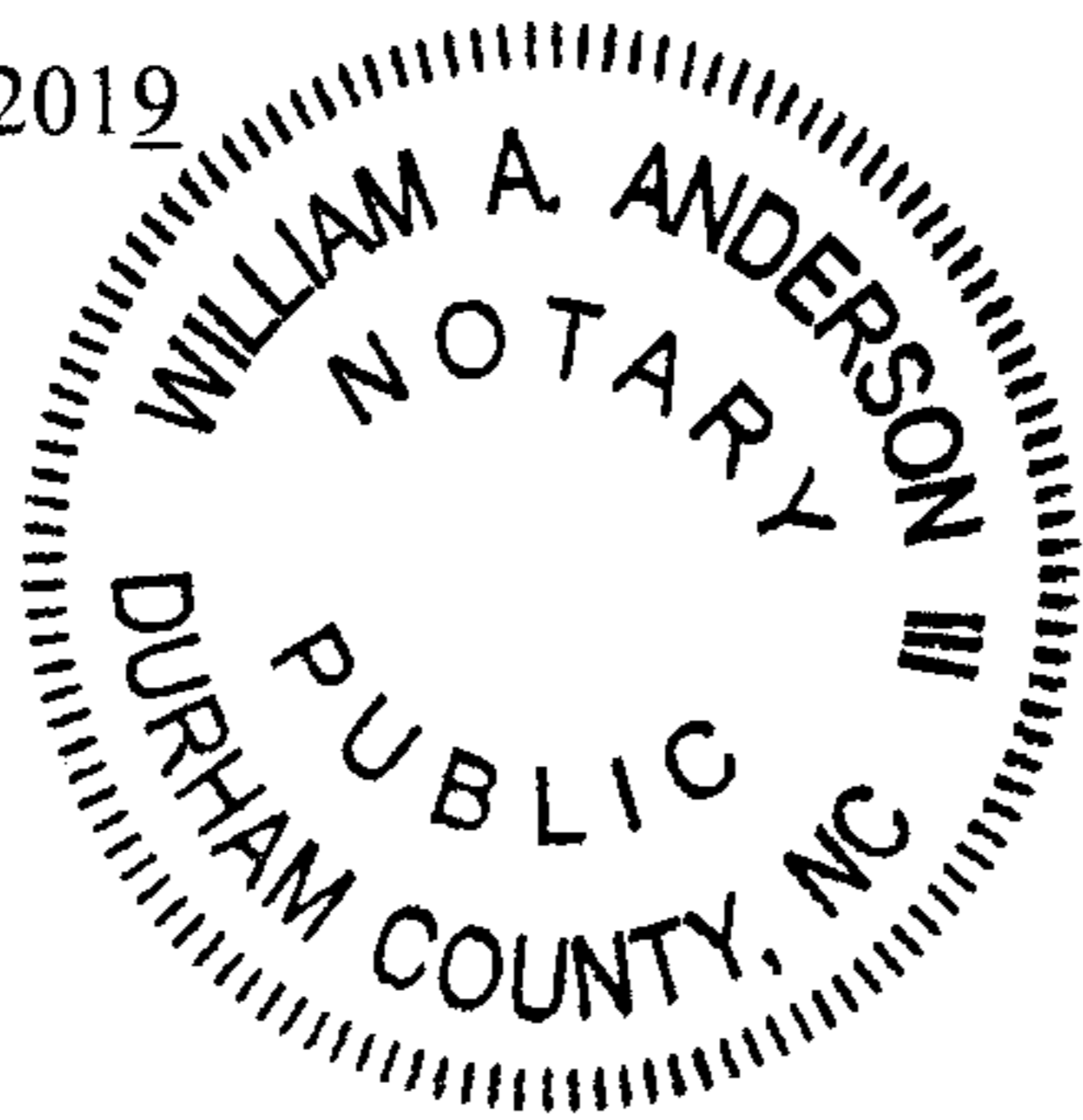
By:   
Mark Trustin, Manager


Durham 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: Mark Trustin.

Date: April 24, 2019

(Affix Official Seal below)



  
Official Signature of Notary Public  
Notary Public

Print Name: William A. Anderson III

My commission expires: 2-13-24

