



20181031000207370 DEED  
Bk:RB6539 Pg:140  
10/31/2018 03:55:28 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$917.00

JB

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 917.00

Parcel Identifier No. 9844788137; 9844786326; 9844881230; and 9844786242 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 2018  
By: MAD

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index:

THIS DEED made this 26<sup>th</sup> day of October 2018, by and between

GRANTOR	GRANTEE
<b>Efland Real Property, LLC, a North Carolina limited liability company</b>	<b>Orange County, North Carolina, a North Carolina body politic</b>
ADDRESS: <b>708 NC Hwy 57 Hillsborough, NC 27278</b>	ADDRESS: <b>P.O. Box 8181 Hillsborough, NC 27278</b>

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:

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5958, Page 237; Book 5958, Page 233; and Book 5958, Page 228, 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 119, Page 84, 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 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. 2019 ad valorem taxes;
2. Zoning ordinances affecting the property;
3. Easement to Morris Telephone Company recorded in Book 137, Page 350, Orange County Registry;
4. Easement to Duke Power Company recorded in Book 214, Page 633; and Book 219, Page 782, Orange County Registry;
5. Matters as shown on Plat Book 19, Page 72, Orange County Registry;
6. Right-of-way to North Carolina Board of Transportation recorded in Book 256, Page 1209, Orange County Registry;
7. Right-of-Way easement to Orange County, North Carolina recorded in Book 636, Page 60, Orange County Registry.
8. Boundary Line Agreement between Efland Volunteer Fire Company, Inc. and Efland Real Property, LLC recorded in Book 6539, Page 133, Orange County Registry; and
9. Plat recorded in Book 119, Page 84, Orange County Registry; including possible deed overlap between parcel 3 and adjacent parcel owned by Clarence Loftin having PIN number: 9844788137.

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

Efland Real Property, LLC (SEAL)

By: Gail Wilkerson  
Gail Wilkerson, Member/Manager

State of North Carolina - County of Durham  
I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **Gail Wilkerson**

Witness my hand and Notarial stamp or seal this 26<sup>th</sup> day of October, 2018.

My Commission Expires: 12-6-21  
(Affix Seal)

Kaitlyn Velasquez  
Kaitlyn Velasquez Notary Public  
Notary's Printed or Typed Name



**EXHIBIT A**  
**Legal Description**

BEING all of Tracts 1-8, inclusive, as shown on that plat entitled "Boundary & Physical Survey prepared for The County of Orange, Properties of Efland Real Property, LLC" by Phillip W. Riley, License Number L-3066 as recorded in Plat Book 119, Page 04, Orange County Registry and having Orange County PIN Numbers: 9844-78-6326; 9844-78-6242; 9844-78-8137; and 9844-88-1230.

