

FILED
ALAMANCE COUNTY, NC
HUGH WEBSTER
REGISTER OF DEEDS

FILED Mar 24, 2016
AT 03:01:55 pm
BOOK 03523
START PAGE 0936
END PAGE 0938
INSTRUMENT # 04730
EXCISE TAX \$358.00
LD

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 358.00

Parcel Identifier/Parcel No. 167505 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: William H. Humbert, without title examination

Brief description for the Index: _____

THIS DEED made this 17 day of March, 2016, by and between

GRANTOR	GRANTEE
STEVEN S. SCOTT and wife, LINDA P. SCOTT 603 S. Fifth St. Mebane, NC 27302	DONOHO COMMERCIAL INVESTMENTS, LLC <i>307 Stratford Drive</i> <i>Mebane NC 27302</i>

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 City of _____, Melville Township, Alamance County, North Carolina and more particularly described as follows:

For property description reference is hereby made to "Exhibit A" attached hereto and made a part hereof.

Property herein described IS NOT Grantor's principal residence.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1698 at Page 506, Alamance County. A map showing the above described property is recorded in Plat Book 60 at Page 156, Alamance County Registry.

This instrument was prepared by William H. Humbert, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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, easements and rights of way of record pertaining to the property herein described.

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

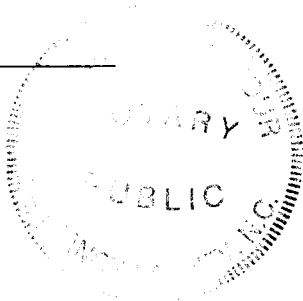
Steven S. Scott (SEAL)
Steven S. Scott

Linda P. Scott (SEAL)
Linda P. Scott

STATE OF NC
COUNTY OF Alamance

I, Michelle J. Dubur, a Notary Public of the County and State aforesaid, certify that Steven S. Scott and Linda P. Scott personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the 17 day of March, 2016.

My Commission Expires: 8/13/16



Michelle J. Dubur
Notary Public

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the ___ day of _____, 2016.

My Commission Expires: _____

Notary Public

The foregoing Certificate(S) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant-Register of Deeds

"EXHIBIT A"

Lying and being in Melville Township, Alamance County, North Carolina, adjoining Lots Nos. 2 and 2A as shown on the plat hereinafter referred to, Wilson Road and Forest Oaks Lane, containing 0.633 acres, and BEING ALL OF LOT 1 as shown with particularity on Final Plat entitled "Sub-Division of Property of Louise J. Hawkins and Recombination of the Property of JDK ENTERPRISES, INC.", as surveyed by Glenn Lee Brown, RLS, dated 4-15-98, which said plat is recorded in Plat Book 60 at Page 156 in the Alamance County Registry, and to which recorded plat reference is hereby made for a more complete description by metes and bounds.