

42910
RC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,100.00

Parcel Identifier: 9778-87-6328 Verified by DBP County on the ___ day of _____, 20__
By: _____

Mail/Box to: Grantee @ 50 Elm Street, 2nd flr, New Haven, CT 06510

This instrument was prepared by: Thomas R. Holt, Attorney

Brief description for the Index: 15,942 Sq. Ft, N Greensboro St.

THIS DEED made effective as of the 4th day of February 2022, by and between

GRANTOR	GRANTEE
Jean J. Williams, unmarried	BISON LODGE, LLC A Connecticut limited liability company
	<u>Property Address:</u> 400 N. Greensboro St. Carrboro, NC 27510

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

See Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Ella Williams via deed at Book 89, Page 212. The property then vested in Woodrow Williams upon the passing of Ella Williams pursuant to the terms of her Last Will and Testament, as recorded in Orange County in Book M, Page 586. Upon the passing of Woodrow Williams and pursuant to the terms of his Last Will and Testament (see Orange County estate file 81-E-195), the property vested in Harold M. Williams. Harold M. Williams then passed away in 1992 (see Chatham County estate file 92-E-210, a copy of which is filed with

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North Carolina Bar Association – NC Bar Form No. 3
North Carolina Association of Realtors, Inc. – Standard Form 3

submitted electronically by "Bagwell Holt Smith-sv"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

Orange County at 22-E-47), and pursuant to his Last Will and Testament, the property vested in his surviving spouse, Jean J. Williams, as the sole owner in fee simple.

All or a portion of the property herein conveyed _____ does/ Harold Williams Jr. does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 48, Page 56.

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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Jean J. Williams *JJW*

Harold M. Williams Jr. *H.M.W. Jr.* P.O.A. in fact (Seal)
Jean J. Williams by Harold McDonald Williams Jr.,
her attorney in fact

Orange County, North Carolina

I, Melina K Orce, a Notary Public for Orange County, North Carolina, do hereby certify that Harold McDonald Williams Jr., Attorney-in-Fact for Jean J. Williams, personally appeared before me this day and being duly sworn executed the foregoing instrument for and on behalf of the said Jean J. Williams, and that his authority to execute and acknowledge this instrument is contained in the Power of Attorney duly executed and acknowledged on October 23, 2009, and recorded in the office of the Register of Deeds in Orange County, State of North Carolina in Book 1485, Page 885, and that this instrument was executed on behalf of Jean J. Williams under and by virtue of the authority given by said Power of Attorney, for the purposes therein expressed.

Witness my hand and official seal or stamp this 4th day of February, 2022.

Melina K Orce
Melina K Orce, Notary Public
Printed Name of Notary

My Commission Expires: 8/15/2022

[Notary Stamp/Seal]

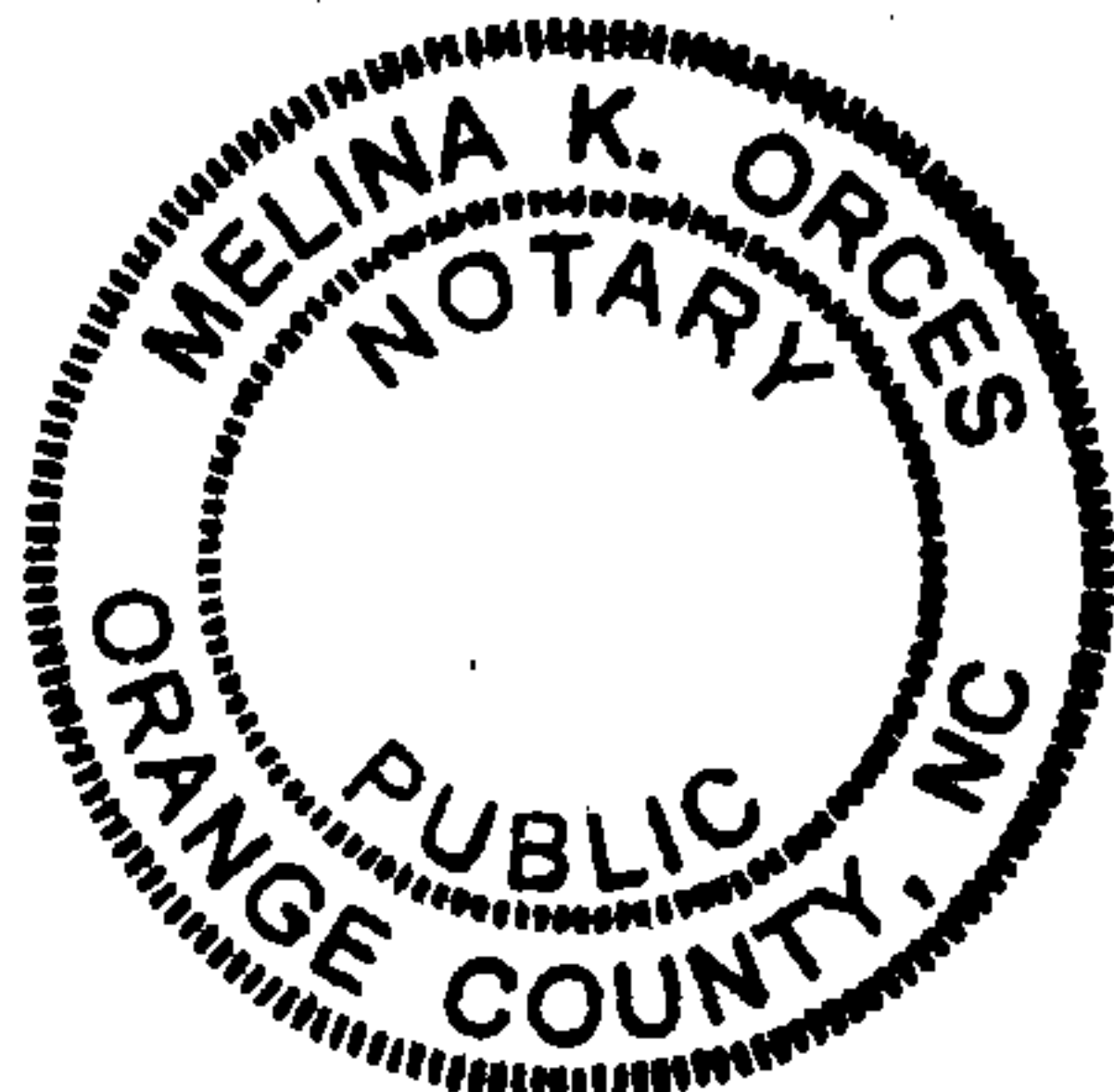


EXHIBIT A

BEGINNING at an iron pin located in the northwest corner of the Property of Central Carolina Farmers, Inc., Plat Book 17, Page 99, Orange County Registry, and running from said beginning point along and with Southern State Cooperative, Inc. South 04° 17' 30" West 109.69 feet to an iron in the margin of the 16' Right-of-Way of Parker Street, thence along and with said Parker Street North 86° 03' 31" West 146.09 feet to a calculated point in the 60' Public Right-of-Way of North Greensboro Street, thence North 03° 36' 30" East to a calculated point, thence along a common line with Shelton Station, LLC South 86° 44' 10" East 147.40 feet to the place and point of BEGINNING, containing 0.37 acres, as shown by a survey entitled, "SITE SURVEY FOR STEPHEN A. MITCHELL" by Michael R. Whitfield, Professional Land Surveyor, dated February 2, 2022. See also Plat Book 48, Page 56.

PIN: 9788-87-6328