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FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$2150.00

AW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,150.00

Parcel Identifier No. 9788-16-8680 Verified by [Signature] County on the ___ day of ___, 20__
By: _____

This instrument was prepared by: **Michael R. Ganley, Attorney, BAGWELL HOLT SMITH P.A.**

Grantee's address (return to): **410 West Franklin Street, Chapel Hill, NC 27516**

THIS DEED is made this 26th day of September, 2017, by and between

GRANTOR	GRANTEE
Bolin Creek Books, Inc., a North Carolina corporation 612 North Greensboro Street Carrboro, NC 27510	Kadoura Properties, L.L.C., a North Carolina limited liability company 410 W. Franklin Street 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 **Orange County**, North Carolina and more particularly described as follows:

See attached Exhibit A.

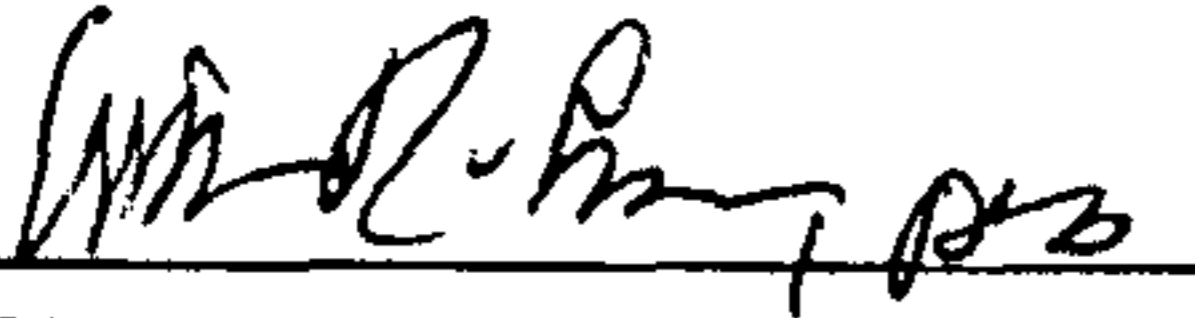
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

Submitted electronically by "Kendall H. Page, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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

Bolin Creek Books, Inc.,
a North Carolina corporation


_____(SEAL)
William R. Loeser, President

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

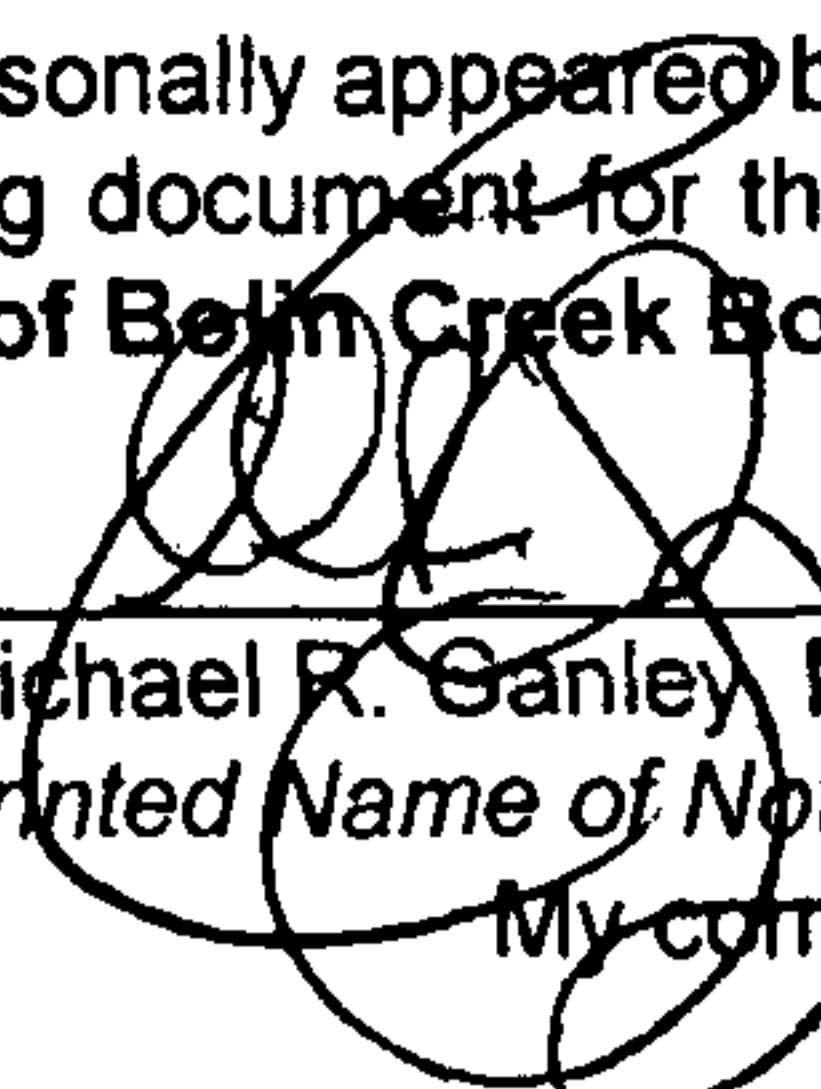
The property conveyed herein [] includes [X] does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

Orange County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **William R. Loeser, as President of Bolin Creek Books, Inc., a North Carolina corporation.**

Date: September 26, 2017

(Official Seal)



Michael R. Ganley, Notary Public
Printed Name of Notary Public

My commission expires: January 18, 2022

MICHAEL R GANLEY
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires: 1/18/2022



EXHIBIT A
LEGAL DESCRIPTION

All that certain lot or parcel of land, together with the improvements thereon, situated, lying and being on the North side of Franklin Street in the Town of Chapel Hill, North Carolina, and known and designated as a part of Lot No. 6 of the subdivision of the property of Roderick Taylor heirs and BEGINNING at a stake in the North property line of said Franklin Street, the Southeast corner of Lot No. 6; running thence with the East property line of Lot No. 6 and the West property line of Lot No. 5 of said development North 24° West 153.5 feet to a stake; running thence South 66° West 25 feet to a stake; thence with a new line out of Lot No. 6, South 24° East 153.5 feet to a stake in the North property line of Franklin Street; running thence along and with the North property line of Franklin Street North 66° East 25 feet to the BEGINNING, being 25 feet on the Eastern side of Lot No. 6 (said Lot No. 6 being a 26 foot lot) of the Roderick Taylor heirs property; and being part of the same property conveyed by deed of W. G. Fields and wife, dated June 28, 1940, and recorded in the Office of the Register of Deeds of Orange County in Book 112, Page 259.

This conveyance is made subject to all rights hereinbefore conveyed to M. J. Dawson and wife, Mamie G. Dawson, their heirs, successors and assigns, to a party wall between the brick building erected upon said property as said brick building adjoins on the East the property now belonging or heretofore belonging to M. J. Dawson and wife, Mamie G. Dawson. (See Book 122, Page 492, and Book 128, Page 534, Orange County Registry.)

This conveyance is made subject to the further reservation and party wall rights reserved in deed recorded in Book 152, Page 611, Orange County Registry, the provisions of which are incorporated herein.

There is also conveyed the right to use jointly with all other persons having a similar privilege the right of ingress and egress into, over and out of a 12-foot alleyway running Westward from the Northern end of the property herein conveyed to the Western side of Lot No. 20 and then Northward to Rosemary Street and as described in the deed from H. F. Watts and wife, to M. J. Dawson, dated July 7, 1948, and recorded in the Office of the Register of Deeds of Orange County in Book 130, at Page 291.

This is the same property conveyed to T. M. Johnson et. al by deed recorded in Book 152, at Page 611, Orange County Registry.

PIN: 9788-16-8680

