

57639
CST

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,450.00

Parcel Identifier No: 9788215807 *lu*

Mail/Box to: Grantee Tryon Title Agency

This instrument was prepared by: W. Samuel Weathers, 720-A, W. Hargett St, Raleigh, NC 27603

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lts 4,5,6 L.W. Pritchard P2/43

THIS DEED is made on the date set forth below in the acknowledgment hereof by and between:

GRANTOR	GRANTEE
<p>Campus Walk Rentals, LLC, a North Carolina limited liability company</p> <p>301 Fayetteville St., Unit 3214, Raleigh, NC 27601</p>	<p>Knowehead Group LLC, a North Carolina limited liability company</p> <p>440 N Barranca Ave #4228 Covina, CA 91723</p>

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 or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Parcel ID # 9788215807

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6557 Page 531, Orange County Registry.

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

A map showing the above-described property is recorded in Plat Book 2, Page 43 Orange County Registry.

Submitted electronically by W. Samuel Weathers Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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:

1. All easements, restrictions and encumbrances of record;
2. Ad Valorem taxes for current year and subsequent years.

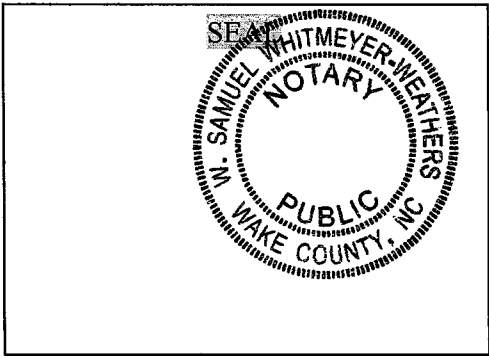
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year acknowledged below.

Campus Walk Rentals, LLC

(X) Shelly K. Reams (SEAL)
Shelly Reams, Member/Manager

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Shelly Reams** personally came before me this day and acknowledged that she is the **member/manager** of **Campus Walk Rentals, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20 day of October, 2020



Notary Signature: W. Samuel Whitmeyer-Weathers

Notary Printed Name: **W Samuel Whitmeyer-Weathers**

My Commission Expires: **04/03/2023**

EXHIBIT "A"

ALL THOSE certain lots or parcels of land situated, lying and being on the South side of Smith Avenue, a short distance South of the Town of Chapel Hill, NC, and known and designated as Lot Nos. 4, 5 and 6 of J. W. Pritchard Property and more particularly described as:

BEGINNING at a stake in the South property line of Smith Avenue, the northeast corner of Lot No. 3, running thence with the said lot South 5 degrees 45 minutes West 208.7 feet to a stake in the north property line of an alley leading into Dawes Street; running thence along the north property line of the said alley South 84 degrees 40 minutes East 225 feet to a stake, the southwest corner of Lot No. 7; running thence with the line of said lot North 3 degrees 45 minutes East 208.7 feet to a stake in the south property line of Smith Avenue; running thence along the south property line of Smith Avenue North 84 degrees 40 minutes West 225 feet to the point and place of BEGINNING,

And being all of that certain parcel of property conveyed to Campus Walk Rentals, LLC in the deed recorded in Book 6557 Page 531 Orange County Registry.

YOUNG.SMITH

403,405,407 Smith Ave, Chapel Hill, NC 27516