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20171031000216140 DEED
Bk:RB6384 Pg:574
10/31/2017 11:41:42 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1350.00

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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,350.00

Parcel Identifier No.:9788-16-9319 Verified by XKB County on the _____ day of _____, 20____
By: _____

Mail/ Box to: Grantee
This instrument was prepared by: Kendall H. Page (KHP) without title examination

Brief Description for the Index: 405 W. Franklin Street, Chapel Hill, NC 27516

THIS DEED made this 18th day of October 2017, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">Deborah Sexter and David Sexter, A married couple 147 Dover Road Pittsboro, NC 27312</p>	<p style="text-align: center;">Ever Chapel Hill, LLC A North Carolina Limited Liability Company 724 Gimghoul Road Chapel Hill, NC 27514</p>

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" which is attached and incorporated by reference.

Above described property ___was or X was not the primary residence of Grantor(s).

Above described property was acquired by Grantor by instrument recorded in Book 5830, Page 485, of the Orange County Registry.

Submitted electronically by Weatherspoon & Voltz LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.



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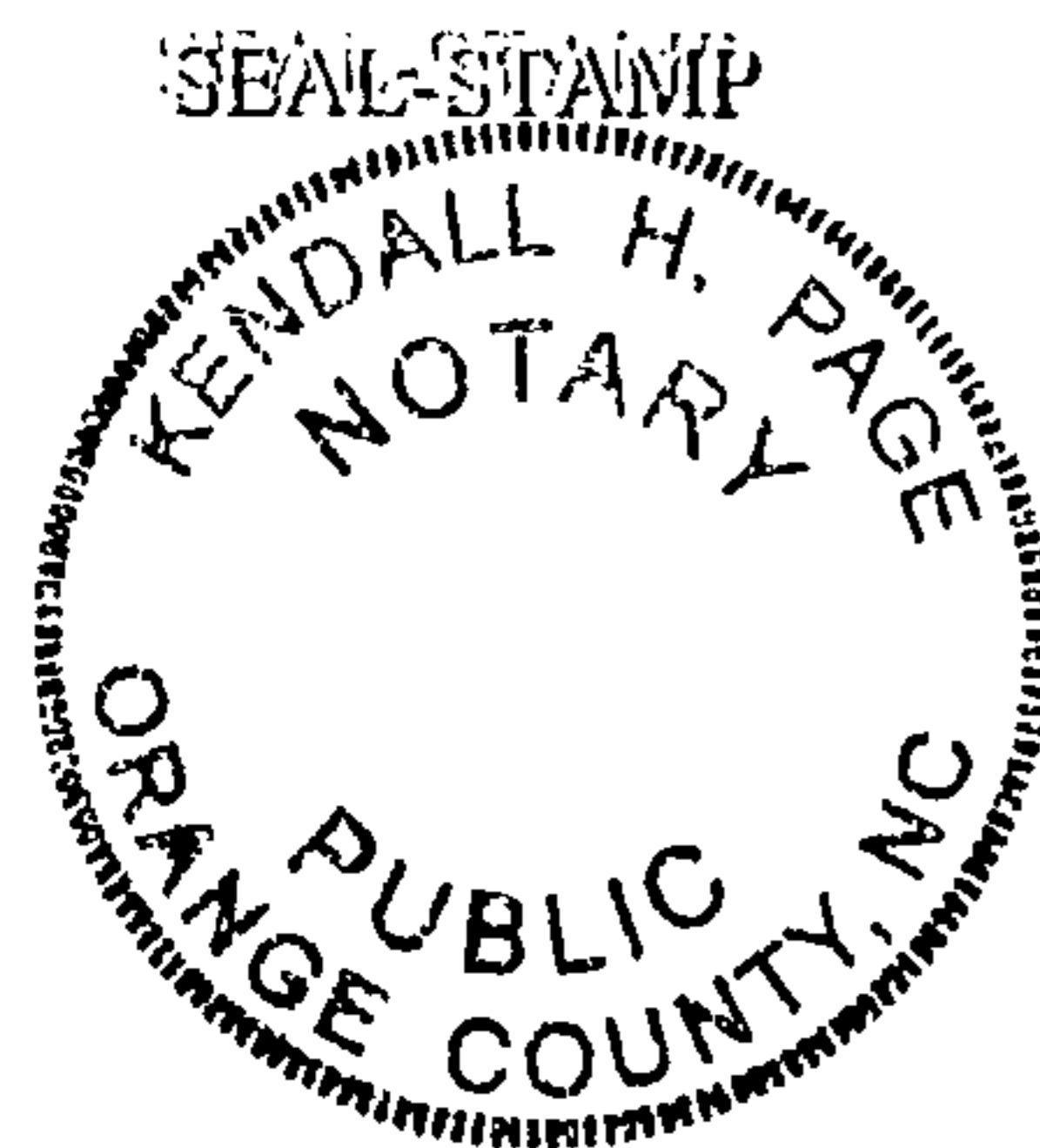
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 claim of all persons whomever. Title to the property hereinabove described is subject to the following exceptions: including, but not limited to: 1) any and all restrictions, easements and/or rights of way of record, if any; 2) 2017 taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. By executing this Deed, the Grantor acknowledges that this document has been prepared solely for the transfer of title from the Grantor to the Grantee. Furthermore, Grantor acknowledges that it is not being represented by the preparer of this document in the closing of this sale.

Deborah Sexter (SEAL) David Sexter (SEAL)
Deborah Sexter David Sexter

State of NORTH CAROLINA - County of ORANGE



I, the undersigned Notary Public of the County and State aforesaid, certify that Deborah Sexter and David Sexter, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26 day of OCTOBER, 2017.

My Commission Expires: 11-8-17
[Signature]
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.

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



EXHIBIT A

BEGINNING at a nail set in the sidewalk, and in the southern right-of-way line of Franklin Street; running thence along and with the southern right-of-way line of Franklin Street North 65 degrees 12 minutes 51 seconds East, 24.85 feet to another nail set in the sidewalk; running thence South 22 degrees 40 minutes 13 seconds East, 80.00 feet to an iron pipe; running thence South 65 degrees 05 minutes 42 seconds West, 22.94 feet to an iron pipe; and running thence North 24 degrees 02 minutes 19 seconds West, 80.00 feet to the Point and Place of Beginning, and containing .044 acres, more or less, as per plat is recorded in Plat Book 32 at Page 169, Orange County Registry, and designated as Tract 2 of the property of Franklin Street Fourteen.

PIN # 9788-16-9319

TM # 7.86.A.11