

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,830.00

Parcel Identifier No. 9874705773 Verified by _____ County on the ___ day of _____, 20__
By: _____

Mail/Box to: Grantee 127 W. Hargett Street, Ste. 500, Raleigh, NC 27601-1351

This instrument was prepared by: Joseph W. Marion (without benefit of title exam)

Brief description for the Index: Lot 9E Meadowlands Associate Plat Book 85 @ Page 51

THIS DEED made this 21st day of July, 2022, by and between

GRANTOR	GRANTEE
<p>Ticon, Inc. a North Carolina corporation</p> <p>Address: 2828 Pickett Road, Ste. 120 Durham, NC 27705</p>	<p>Professional Building Assets, LLC a North Carolina limited liability company</p> <p>Mailing Address: 127 W. Hargett Street, Ste. 500 Raleigh, NC 27601</p> <p>Property Address: 405 Meadowlands Dr. Hillsborough, NC 27278</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 the City of _____ Township, Orange County, North Carolina and more particularly described as follows:

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2313, Page 131.

A map showing the above described property is recorded in Plat Book 85, Page 51.

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:

Subject to all easements, restrictions and rights-of-way of record.

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

Ticon, Inc.
a North Carolina corporation

By: [Signature]
W. Jack McGhee, President

State of North Carolina - County of Durham

I, the undersigned Notary Public of Orange County and State of North Carolina, do hereby certify that **W. Jack McGhee, President of Ticon, Inc., a North Carolina corporation** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal this 21st day of July, 2022.



Sign: [Signature]
Print: Joseph W. Marion Notary Public

My Commission Expires: 11/20/2023

EXHIBIT A

BEING all of **Lot 9E**, consisting of 1.00 acres, more or less, as shown on that certain plat of survey recorded in Plat Book 85, Page 51, Orange County Registry, to which reference is hereby made.

Subject to all easements, restrictions and rights-of-way on record.

This property has a street address of 405 Meadowlands Drive, Hillsborough, NC and a tax parcel # 9874705773.

Unofficial Document

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