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SR

BK 6639 PG 1625 - 1628 (4) DOC# 30013138
This Document eRecorded: 12/20/2019 01:34:17 PM
Fee: \$26.00 Tax: \$2,723.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by JAMES A. BARTOW

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2723.00

PIN: 9893161389 *mb*

Prepared by: Jeffrey Goebel, Jordan Price Wall Gray Jones & Carlton, PO Box 106699, Raleigh NC 27605
Return to: Grantee

Brief description for the Index: Combined Tract One and Tract Two, Louise Woods Estate

THIS DEED made this 12 day of December 2019, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
GCI-ORANGE, LLC a North Carolina Limited Liability Company PO Box 2533 Christiansburg, VA 24068-2533	T3T WOODS, LLC a North Carolina Limited Liability Company 800 E Canal Street Suite 1900 Richmond, VA 23219

The designation Grantor and Grantee as used herein shall include said named parties, their respective heirs, personal representatives, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto 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 Schedule A attached hereto and incorporated herein by reference.

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

submitted electronically by "Moss Woods PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

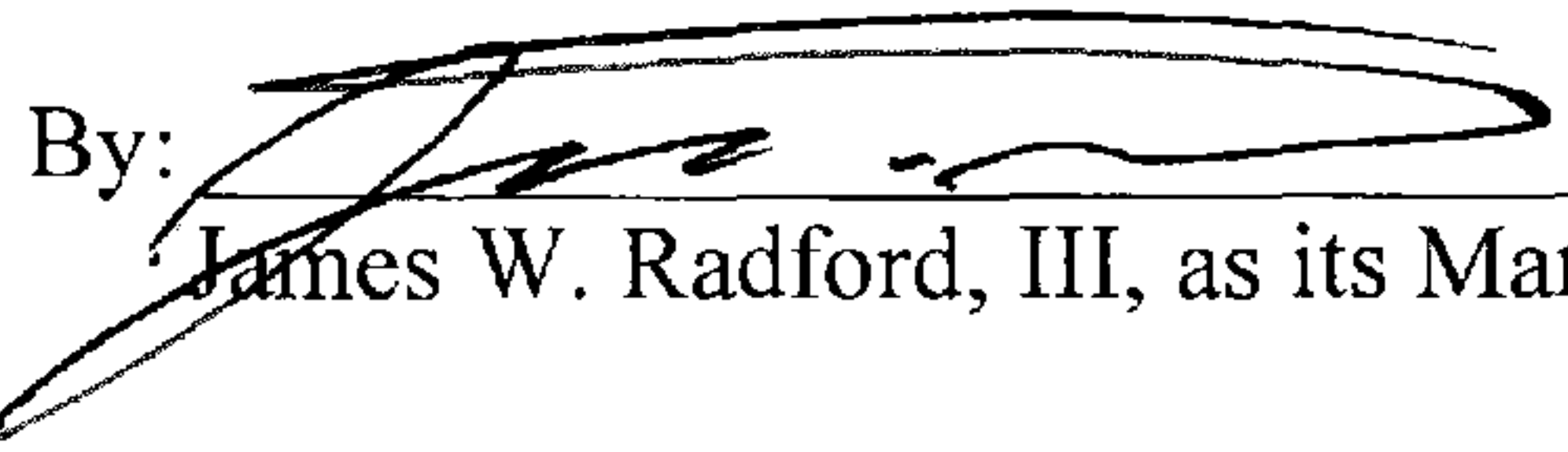
TO HAVE AND TO HOLD the aforesaid lot or parcel of land, and all privileges and appurtenances thereto belonging to Grantee, in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, other than the following exceptions:

See Schedule B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by a duly authorized officer as of the day and year first above written.

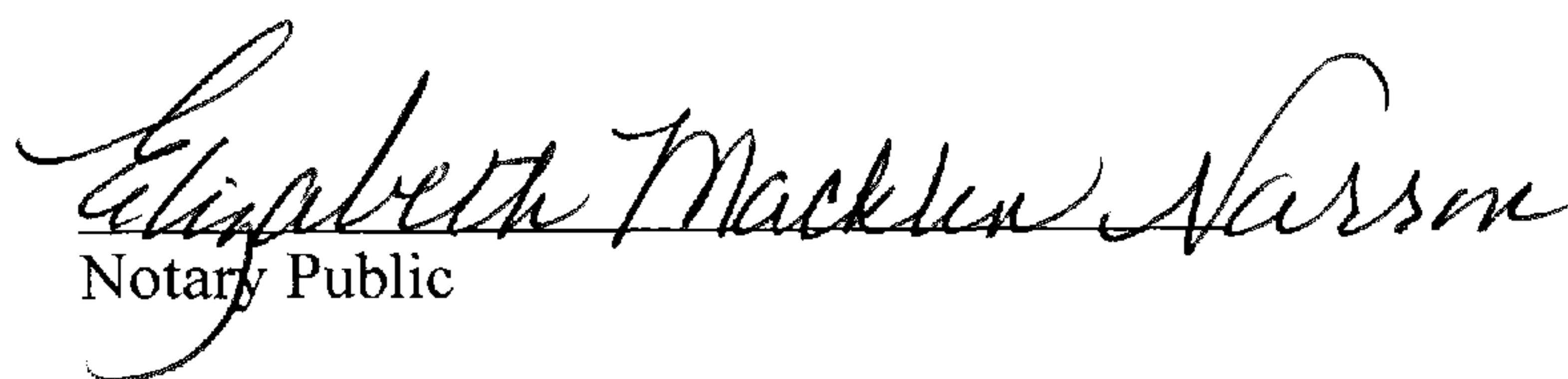
GRANTOR: **GCI-ORANGE, LLC**

By: 
James W. Radford, III, as its Manager

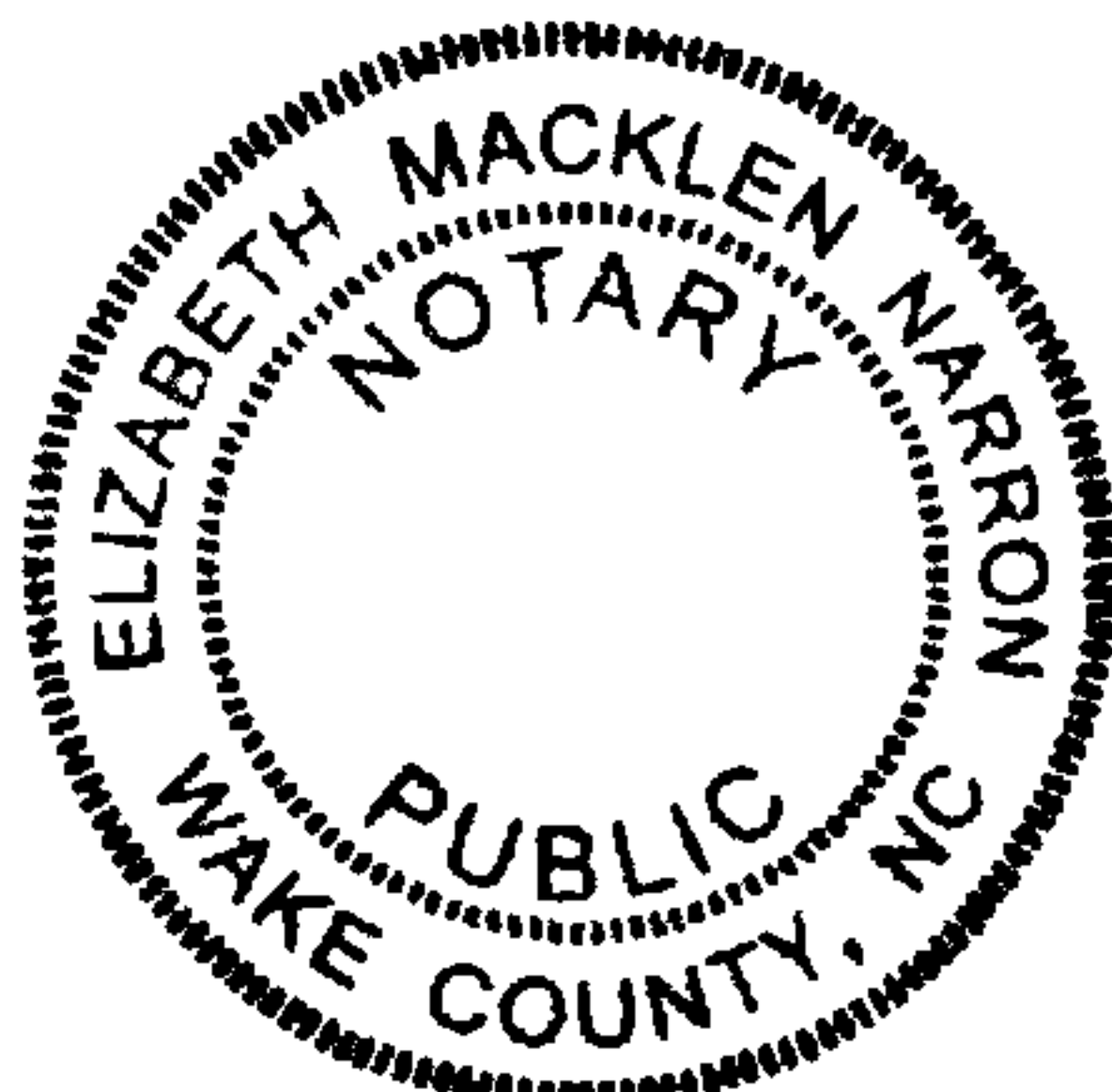
STATE OF North Carolina

COUNTY OF Wake

I, Elizabeth Macklen Narron, the undersigned Notary Public of the County and State aforesaid, certify that James W. Radford, III personally came before me this day and acknowledged that he, being known to me and/or having provided sufficient identification, is Manager of GCI-Orange, LLC and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this 12 day of December 2019.


Notary Public

My Commission Expires: 1-7-2021



Schedule ALegal DescriptionWoods

Land lying in and being situate in Orange County, North Carolina, and more particularly described as follows:

TRACT 1: 9893-16-1389(COMPRISED AS TWO LEGAL DESCRIPTION BUT SINGLE PARCEL)

- BEGINNING AT AN IRON ON THE SOUTH SIDE OF US HIGHWAY NO. 70, CORNER WITH JAMES W. KERNODLE, THENCE WITH KERNODLE SOUTH 35.22.32 WEST 161.97 FEET TO AN IRON, CORNER WITH TRACT NO. 2 ON PLAT HEREINAFTER REFERRED TO ; THENCE WITH TRACT NO. 2 THE FOLLOWING COURSES AND DISTANCES NORTH 55.53.14 WEST 139.62 FEET TO A STAKE; SOUTH 35.22.32 EAST 173.97 FEET TO A STAKE ON THE SOUTH SIDE OF U.S. HIGHWAY 70; THENCE WITH SAID HIGHWAY SOUTH 55.53.14 EAST 239.62 FEET TO THE PLACE AND POINT OF BEGINNING, BEING TRACT NO.1 CONTAINING .92 ACRES ACCORDING TO PLAT OF SURVEY ENTITLED "PROPERTY OF LOUISE WOODS ESTATE" SURVEYED MARCH, 1980 , BY ALOIS CALLEMYN, LAND SURVEYOR.

-BEGINNING AT A CONCRETE MONUMENT ON THE SOUTH SIDE OF U.S. HIGHWAY NO. 70, CORNER WITH ENO STATE PARK, RUNNING THENCE WITH HIGHWAY NO. 70, CORNER WITH ENO STATE PARK, RUNNING THENCE WITH HIGHWAY N. 70 SOUTH 55.53.14 EAST 240.85 FEET TO A STAKE, CORNER WITH TRACT NO. 1 ON PLAT HEREINAFTER REFERRED TO; THENCE WITH TRACT 1 THE FOLLOWING COURSES AND DISTANCE: SOUTH 35.22.32 WEST 173.97 FEET TO A STAKE, SOUTH 55.53.14 EAST 100 FEET TO A STAKE, NORTH 35.22.32 EAST 12.00 FEET TO A STAKE AND SOUTH 55.53.14 EAST 129.62 FEET TO A STAKE IN THE LINE OF JAMES W. KERNODLE; THENCE WITH KERNODLE SOUTH 35.22.32 WEST 48.25 FEET STAKE AND SOUTH 53.54.287 EAST 125.13 FEET TO A STAKE IN THE LINE OF JAMES W. VICKERS; THENCE WITH VICKERS SOUTH 29.01.32 WEST 225.24 FEET TO A STAKE IN THE LINE OF TRACT NO. 3 NORTH 60.20.45 WEST 676.14 FEET TO A CONCRETE MONUMENT IN THE LINE OF ENO STATE PARK; THENCE WITH SAID PARK NORTH 40.17.41 EAST 494.28 FEET TO THE PLACE AND POINT OF BEGINNING BEING TRACT NO. 2, CONTAINING 5.23 ACRES ACCORDING TO PLAT OF SURVEY ENTITLED "PROPERTY OF LOUISE WOODS ESTATE" SURVEYED MARCH, 1980, BY ALOIS CALLEMYN, LAND SURVEYOR.

SCHEDULE B TITLE EXCEPTIONS**T3T Woods, LLC:**

1. Taxes for the year 2020, and subsequent years, not yet due and payable.
2. Rights or claims of tenants, as tenants only, under unrecorded leases having a term of under three years.
3. Attention is directed to the definition of "Land" as set out in the Conditions and Stipulations and to the fact that this policy insures the Land described in Schedule A hereof and improvements affixed thereto which by law constitute real property and not the title to any personal property, including mobile homes.
4. Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 420 at Page 426 and Book 762 at Page 619.
5. Rights of others thereto entitled in and to the continued uninterrupted flow of the creek, located on the Land.