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JB



20181214000233950 DEED  
Bk:RB6554 Pg:517  
12/14/2018 11:15:55 AM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$3500.00

SC

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,500.00

PIN #9788499449

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

KPC

This instrument was prepared by: Bagwell Holt Smith P.A. (without title examination)

Grantee's address (return to): 721 Mt. Carmel Church Road, Chapel Hill, NC 27517

THIS DEED is made this 14<sup>th</sup> day of December 2018, by and between

GRANTOR	GRANTEE
<p>Grace Nicholson, LLC, a North Carolina limited liability company</p> <p>11117 Farmwood Drive Raleigh, NC 27613</p>	<p>408 The Hill, LLC, a North Carolina limited liability company</p> <p>721 Mt. Carmel Church Road Chapel Hill, NC 27517</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 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 those certain lots or parcels of land situated in the Town of Chapel Hill, Orange County, North Carolina and more particularly described in **Exhibit A** attached hereto and incorporated herein.

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

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 the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and Grantee will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:



1. Ad valorem taxes for 2019 and subsequent years.
2. Restrictive Covenants of record.
3. Utility easements of record, if any.


IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its company name by the duly authorized representative of the company on the day and year first above written.

**Grace Nicholson, LLC,  
a North Carolina limited liability company**

By:   
Cheyney A. Nicholson, Manager

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document as Manager of Grace Nicholson, LLC, a North Carolina limited liability company:  
Cheyney A. Nicholson

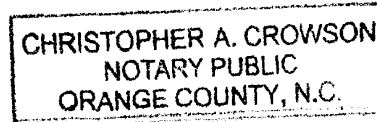
  
Official Signature of Notary Public

Date: DECEMBER 13, 2018

CHRISTOPHER A. CROWSON  
Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: MAY 7, 2019





**EXHIBIT A**

BEING ALL of that parcel (containing 1.40 acres, more or less) identified as the property of James A. Nicholson & Grace B. Nicholson on that recombination survey, of property of Davis, Davis & Davis, Inc. and James A. Nicholson & Grace B. Nicholson, recorded in Plat Book 83, Page 103, Orange County Registry.

PIN #9788499449