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Bk:RB6341 Pg:598
07/27/2017 11:28:02 AM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$760.00

JAA

Prepared by: Stuart A. West, Steffan & Associates, P.C.
Return to: Grantee

N.C. Excise Tax - \$760

NORTH CAROLINA

GENERAL WARRANTY DEED

ORANGE COUNTY

This deed, made and entered into this 20 day of July, 2017, by and between Larson Holdings, LLC, whose address is 213 Oonoga Way, Loudon, TN, 37774, hereinafter referred to as "Grantor"; and JT Leroy Properties, LLC, whose address is 3716 Beaver Trail, Efland, NC 27243, hereinafter referred to as "Grantee".

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Orange County, North Carolina and more particularly described as follows:

PIN # 9873-17-9626 *AKB*

BEING all of Lot #16C-3 Old Mill as shown on that Plat of Survey entitled "Recombination of Lots - the Old Mill" as drawn by ENT Land Surveys, dated 1/16/01 and recorded in Plat Book 87, Page 62, Orange County Registry, to which plat reference is hereby made for a more particular description of the same.

The property described above was acquired by Grantor by instrument recorded in Book 5614, Page 214, Orange County Registry. A map of the above property is located in Plat Book 87, Page 62.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.



And Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the property described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantor, corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

Larson Holdings, LLC

By: Peter Inglis
Peter Inglis, Member-Manager

STATE OF Tennessee
COUNTY OF London

I, Candi Carroll, Notary Public of said County, do hereby certify that Peter Inglis, personally came before me this day and acknowledged that he is Member-Manager of Larson Holdings, LLC and that he as Member-Manager, being authorized to do so, acknowledged, on behalf of Larson Holdings, LLC, the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20 day of July, 2017.

Candi Carroll
NOTARY PUBLIC

My commission expires: 2-10-18

