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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1600.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$1,600.00

Brief Description for Index: Lot 16B, Plat Book 80, Page 158, Orange County Registry

Instrument prepared by Thomas R. Holt, Attorney at Law (without benefit of title examination)

Return to Grantee

THIS DEED is made this 1 day of April, 2016, by and between:

GRANTOR: **ELIZABETH K. HELPINGSTINE, WIDOW**
113 Cardiff Place
Chapel Hill, NC 27516

and

GRANTEE: **MINESHAFT GAP HOLDINGS, LLC,**
a North Carolina limited liability company
4305 Klein Drive
Durham, NC 27705

WITNESSETH:

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina (the "Property"):

BEING all of Lot #16B and containing 2.32 acres more or less as per plat of survey recorded in Plat Book 80, Page 158, Orange County Registry, to which plat reference is hereby made for a more particular description of same. PIN: 9873-27-0740 *JKB*

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.



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AND THE GRANTOR covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that the 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 following exceptions: ad valorem taxes for 2016 and subsequent years, and easements, restrictions and rights of way of record.

All or a portion of the Property herein conveyed does ___/does not X include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

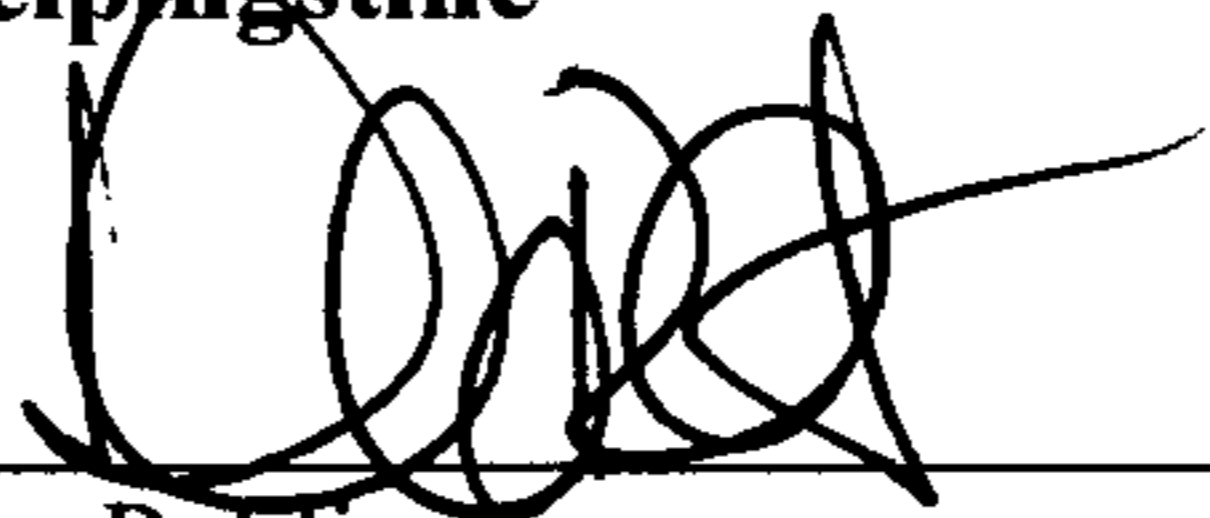


Elizabeth K. Helpingstine (Seal)

STATE OF NORTH CAROLINA - COUNTY OF ORANGE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Elizabeth K. Helpingstine**

Date: April 1, 2016



Notary Public
Print Name: Thomas R. Holt

[Official Seal]

My commission expires: 9/10/2020

THOMAS R. HOLT
NOTARY PUBLIC
ORANGE COUNTY, NC