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BK 6669 PG 1611 - 1612 (2) DOC# 30025789
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Fee: \$26.00 Tax: \$3,036.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by JAMES A. BARTOW

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, atty. (without title search)

Return to Grantee

Excise tax: \$3,036.00

PIN: 9788145268 *AK*

Grantor's mailing address: 3 Lanier Drive, Chapel Hill, NC 27517

Grantee's mailing address: 441-445 McCauley St, Chapel Hill, NC 27516

The property conveyed by this instrument does not include the Grantor's primary residence.

THIS DEED, dated June 24, 2020, is from Kenneth M. Gorfkle, unmarried, herein referred to as the Grantor, to Marshall A. Camp and Courtney E. Black, husband and wife, jointly herein referred to as the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, the following-described real estate located in Orange County, North Carolina, and more particularly described as follows:

BEGINNING at the southeastern intersection of McCauley Street and Hilltop Street, and running thence with the southern property line of McCauley Street, north 68 degrees 58 minutes east 180 feet to a stake at the northwestern corner of Lot 10 of the I. W. PRITCHARD PROPERTY, as per plat thereof recorded in

submitted electronically by "Black, Slaughter & Black, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

Plat Book 5, page 27, Orange County Registry; running thence with the western border of said Lot 10, south 14 degrees 17 minutes east 130 feet to a stake at the common corner of Lot 7, Lot 8, Lot 10, and Lot 11, as per said plat; thence with the northern line of said Lot 8, south 76 degrees 50 minutes west 172.8 feet to a stake in the eastern property line of Hilltop Street; thence with the eastern property line of Hilltop Street, along the arc of a circle that has a radius of 317.9 feet, for a distance of 76 feet; thence continuing with the eastern property line of Hilltop Street, north 21 degrees 2 minutes west 30.5 feet to the BEGINNING, and BEING all of Lot 11 as per said plat.

(The Grantor acquired the above-described property by deed recorded in Book 5913, page 291, Orange County Registry.)

TO HAVE AND TO HOLD the aforesaid real estate and all privileges, improvements, and appurtenances thereto in fee simple.

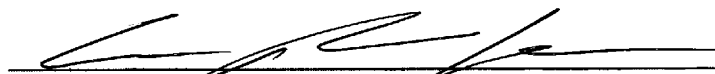
AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

 (SEAL)
Kenneth M. Gorfkle

State of North Carolina, County of Orange

I, Christopher B. King, a notary public of the aforesaid county and state, do hereby certify that Kenneth M. Gorfkle personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of June 2020.


Notary Public

My commission expires: 10-27-2024

CHRISTOPHER B. KING
Notary Public
Person Co., North Carolina
My Commission Expires Oct. 27, 2024