

7070
UNOFFICIAL Document

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: ~~\$700.00~~

Parcel Identifier No. 9887-92-4176 Verified by PL County on the ___ day of ___, 20__
By: _____

Mail/Box to: Grantee at 214 Withers Way, Hillsborough, NC 27278

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 55.890 acres - PB 121 Page 26

THIS DEED made this 3 day of December 2019, by and between

GRANTOR	GRANTEE
S. Dillard Kirby and Jefferson W. Kirby, Co-Trustees of the Walker D. Kirby 2014 Revocable Trust	Rune Carl Eliassen
ADDRESS:	ADDRESS:
P.O. Box 151 Morristown, NJ 07963	214 Withers Way Hillsborough, NC 27278

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 the Grantor, for a valuable consideration paid by the Grantee, the 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 lot or parcel of land situated in the Town of Hillsborough, Little River Township, Orange County, North Carolina and more particularly described as follows:

BEING all of that 55.880 acre, more or less, parcel shown by the plat of survey prepared by Summit Engineering entitled "Boundary Survey for Rune Eliassen" of record at Plat Book 121 Page 26, Orange County Registry, to which plat reference is hereby made for a more particular description.

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

Submitted electronically by "Arges Law Firm, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

UNOFFICIAL Document

UNOFFICIAL Document

UNOFFICIAL Document

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and 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:

- 1. 2019 ad valorem taxes;
- 2. Zoning ordinances affecting the property; and
- 3. Restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

S. Dillard Kirby (SEAL)
 S. Dillard Kirby, Trustee of the Walker D. Kirby 2014 Revocable Trust

Jefferson W. Kirby (SEAL)
 Jefferson W. Kirby, Trustee of the Walker D. Kirby 2014 Revocable Trust

STATE OF New Jersey
 COUNTY OF Morris

I certify that the following persons personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **S. Dillard Kirby as Trustee**

Date: 12/3/19

Linda M D'Addario
 Notary Public

Print Name: Linda M. D'Addario

[Official Seal]

My commission expires: **Linda M D'Addario**
Notary Public
New Jersey
My Commission Expires 8-18-2024
No. 2019647

STATE OF New Jersey
 COUNTY OF Morris

I certify that the following persons personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: **Jefferson W. Kirby as Trustee**

Date: 12/3/19

Susan M. Hopper
 Notary Public

Print Name: Susan M. Hopper

[Official Seal]

My commission expires: 4/12/23

SUSAN M. HOPPER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2432578
My Commission Expires 4/12/2023

UNOFFICIAL Document

CUM