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SMC

FILED Mark Ghillon
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1480.00

(RD)

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 1,480.00 *9844 CPC 8/18/16*

Parcel Identifier No. *4847-25-5464* verified by _____ County on the _____ day of _____, 20____
By: _____ *AW*

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Tract One - 38.41 Acres - West End Road

THIS DEED made this *8th* day of August, 2016, by and between

GRANTOR	GRANTEE
SL Efland Heirs, LLC, a North Carolina limited liability company	Orange County, North Carolina
ADDRESS: 1698 Westbrook Avenue Burlington, NC 27215	ADDRESS: Attn: John Roberts County Attorney PO Box 8181 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 near the City of Hillsborough, Cheeks Township, Orange County, North Carolina and more particularly described as follows:

BEING all of Tract One containing 38.41 acres of the SL Efland Heirs, LLC Property as shown on the map as recorded in Plat Book 116, Page 22, Orange County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5997, Page 493, Orange County Registry.

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

A map showing the above described property is recorded in Plat Book 116, Page 22, Orange County Registry.



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 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, other than the following exceptions:

Restrictive covenants, easements and right-of-ways of record that do not materially affect the value of the Property or unduly interfere with the Grantee's intended use of the Property.

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

SL Efland Heirs, LLC,
a North Carolina limited liability company

BY: Ann E. Gandy, Manager (SEAL)
Ann E. Gandy, Manager

State of VA

County of Fauquier

I, the undersigned Notary Public of the County of Fauquier and State aforesaid, certify that Ann E. Gandy personally came before me this day and acknowledged that she is the Manager of SL Efland Heirs, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 8th day of August, 2016.

My Commission Expires: 12-31-2019
(Affix Seal)

SAMA AMJAD
Notary Public
Notary's Printed or Typed Name

