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20160608000117030 DEED  
Bk:RB6136 Pg:85  
06/08/2016 12:37:04 PM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1220.00

af

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1220.00  
Parcel Identifier 9778876749 *KPC*

Mail/Box to: Grantee at address below

This instrument was prepared by: Richard Bircher, Attorney at Law, a licensed NC attorney. Delinquent real property taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds

Brief description for the Index: 504 N. Greensboro St. P42/83

THIS DEED made May 27, 2016

GRANTOR	GRANTEE
<p>JAMES G. GROCE, ACTING AS TRUSTEE OF THE JAMES AND WANDA GROCE CHARITABLE REMAINDER UNITRUST dated October 30, 2015</p>	<p>PETER JEFFREY OWENS</p>
<p>508 Ralph Drive Cary, NC 27511</p>	<p>891 Willow Drive, Suite 6 Chapel Hill, NC 27514</p>

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 to them 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 of that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

BEING all of that parcel located at 504 N. Greensboro Street, Carrboro, NC and described as being the property shown on the plat and survey entitled "Property of James G. Groce and Wanda M. Groce 504 N. Greensboro Street," and which plat is recorded at Plat Book 42, Page 83, Orange County Registry. The area of this parcel is 17,725 square feet, more or less. Further reference is made to the deed recorded at Book 456, Page 351, Orange County Registry. This parcel is subject to the 40 foot wide additional right of way for N. Greensboro Street dedicated to the Town of Carrboro.

Property address is 504 N. Greensboro Street, Carrboro, NC 27510.

Said property does \_\_\_ does not  include the primary residence of at least one of Grantors.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 6036, Page 588.

A map showing the above described property is recorded in Plat Book 42 Page 83.

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 that the 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: Real Property Taxes for 2016 and subsequent years, and all easements, rights-of-way and restrictive covenants of record.

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

JAMES AND WANDA GROCE CHARITABLE  
REMAINDER UNITRUST DATED OCTOBER 30,  
2015

BY:  
X James G. Groce, Trustee  
James G. Groce, Trustee

x \_\_\_\_\_ (SEAL)

X \_\_\_\_\_

x \_\_\_\_\_ (SEAL)

X \_\_\_\_\_

x \_\_\_\_\_ (SEAL)

x \_\_\_\_\_ (SEAL)

USE BLACK INK ONLY

STATE OF NORTH CAROLINA, COUNTY OF \_\_\_\_\_

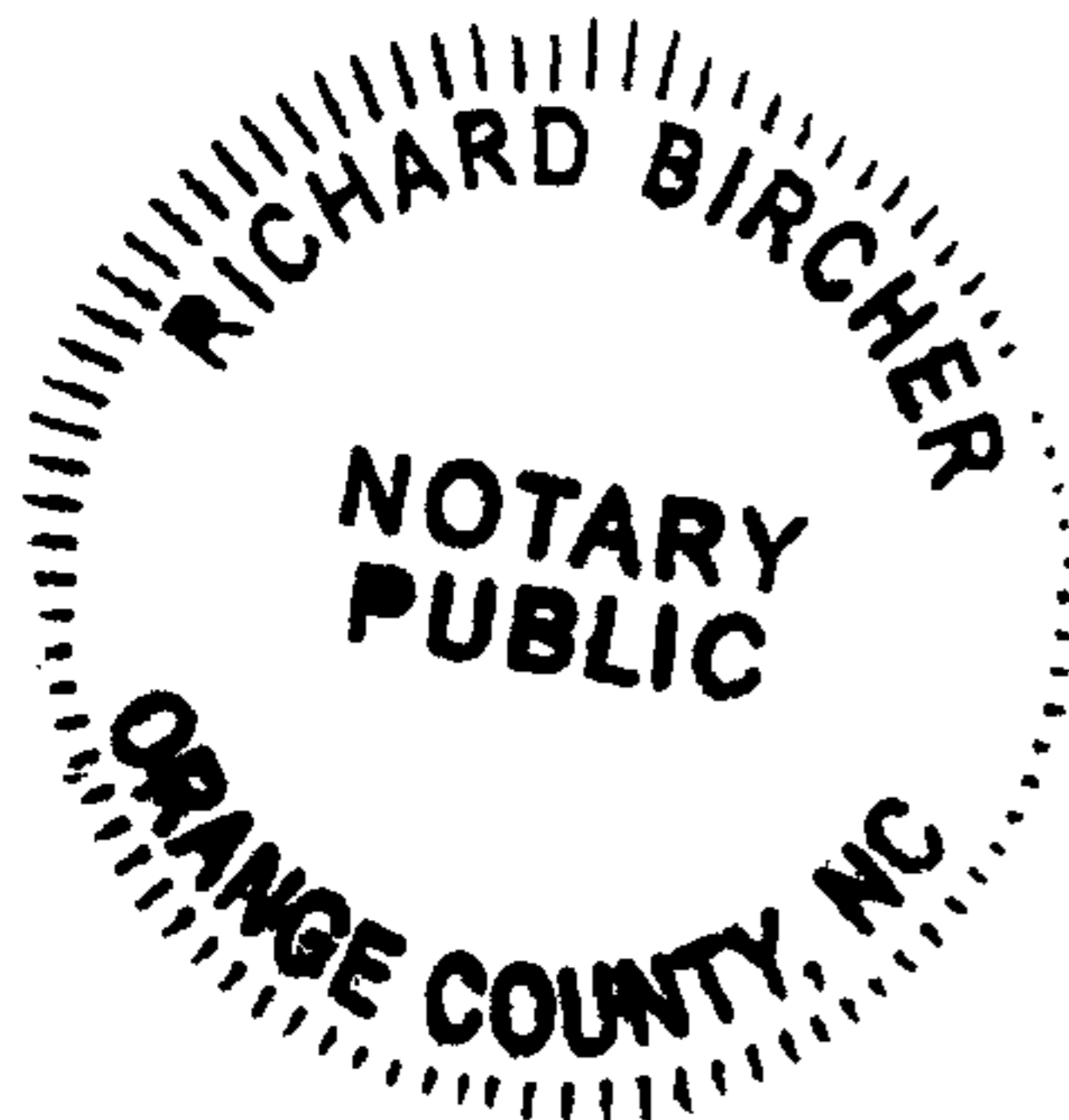
USE BLACK INK ONLY

I, the undersigned Notary Public, hereby certify that N/A appeared before me on this date and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

This x \_\_\_\_\_ day of x \_\_\_\_\_, 2016

x \_\_\_\_\_ (SEAL)

Notary Public  
My Commission Expires: x \_\_\_\_\_



USE BLACK INK ONLY

State of North Carolina, County of ORANGE

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me on this date and acknowledged that he/she executed the foregoing instrument for the purpose stated therein and in the capacity indicated: JAMES G. GROCE

This x 8 day of x JUNE, 2016.

x \_\_\_\_\_ (SEAL)

Notary Public  
My Commission Expires: 9-27-19

