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PB

1 of 4

MW



20150515000091490 DEED
Bk: RB5950 Pg: 440
05/15/2015 08:34:17 AM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$2200.00
NH

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,200.00

Parcel Identifier No. 9788069143 LKB Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Tract 5 – PB 32, Page 172

THIS DEED made this 8th day of May, 2015, by and between

GRANTOR	GRANTEE
If 4 Were 9, LLC, a North Carolina limited liability company	Angelo Vincenzo Investments, LLC, a North Carolina limited liability company
ADDRESS: 1525 East Franklin Street, Suite 4 Chapel Hill, NC 27514	ADDRESS: 508 West Franklin Street Chapel Hill, NC 27514

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 City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

BEING all of Tract 5 containing 0.115 acre as shown on the plat as recorded in Plat Book 32, Page 172, Orange County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4536, Page 469, 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 32, Page 172, 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:

- 1. 2015 ad valorem taxes.
- 2. Restrictive covenants, easements and right-of-ways of record.

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

If 4 Were 9, LLC,
a North Carolina limited liability company

BY: *Sidney A. Martin, Jr.* (SEAL)
Sidney A. Martin, Jr., Manager

BY: *Lane Davis* (SEAL)
Lane Davis, Manager

State of North Carolina – County of Orange

I, the undersigned Notary Public of the County Orange and State aforesaid, certify that Sidney A. Martin, Jr. and Lane Davis personally came before me this day and acknowledged that they are the Managers of If 4 Were 9, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 8 day of May, 2015.

My Commission Expires: Feb. 13, 2018
(Affix Seal)

Kimberly L. Bennett
Kimberly L. Bennett Notary Public
Notary's Printed or Typed Name

