



20180404000059690 DEED
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04/04/2018 12:26:29 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$404.00

NA

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$404.00

Parcel Identifier No. 9864-39-8253 & 9864-39-7758 Verified by *ALB* County on the ___ day of ___, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Lots #2 & #4A, Leroy Hall Estate, PB 94, Page 68, OCR

THIS DEED made this 4th day of April 2018, by and between

GRANTOR

GRANTEE

Betsy H. Tilley, widow

Orange County,
a North Carolina body politic

ADDRESS: 2944 Governors Court
Mebane, NC 27302

ADDRESS: P.O. Box 8181
Hillsborough, NC 27278

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Hillsborough, Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5244, Page 78 and Book 4638, Page 201, 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 94, Page 68, 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 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. Ad valorem taxes for 2018 and subsequent years;
2. Zoning ordinances affecting the property;
3. Commissioners' Second Revised Final Report recorded in Book 3446, Page 26, Orange County Registry;
4. Order of Confirmation of Commissioners' Second Revised Final Report dated August 14, 2003 and recorded in Book 3446, Page 29, Orange County Registry;
5. Title to that portion of the land within the right-of-way of Highway US 70;
6. Easement to Duke Power Company recorded in Book 114, Page 65, Orange County Registry; and
7. Matters shown on plat recorded at Plat Book 94, Page 68, Orange County Registry.

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

Betsy H. Tilley (SEAL)
 Betsy H. Tilley

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Betsy H. Tilley.

Witness my hand and Notarial stamp or seal this 3 day of April, 2018.

My Commission Expires: 12-6-21

(Affix Seal)

Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
 Notary's Printed or Typed Name

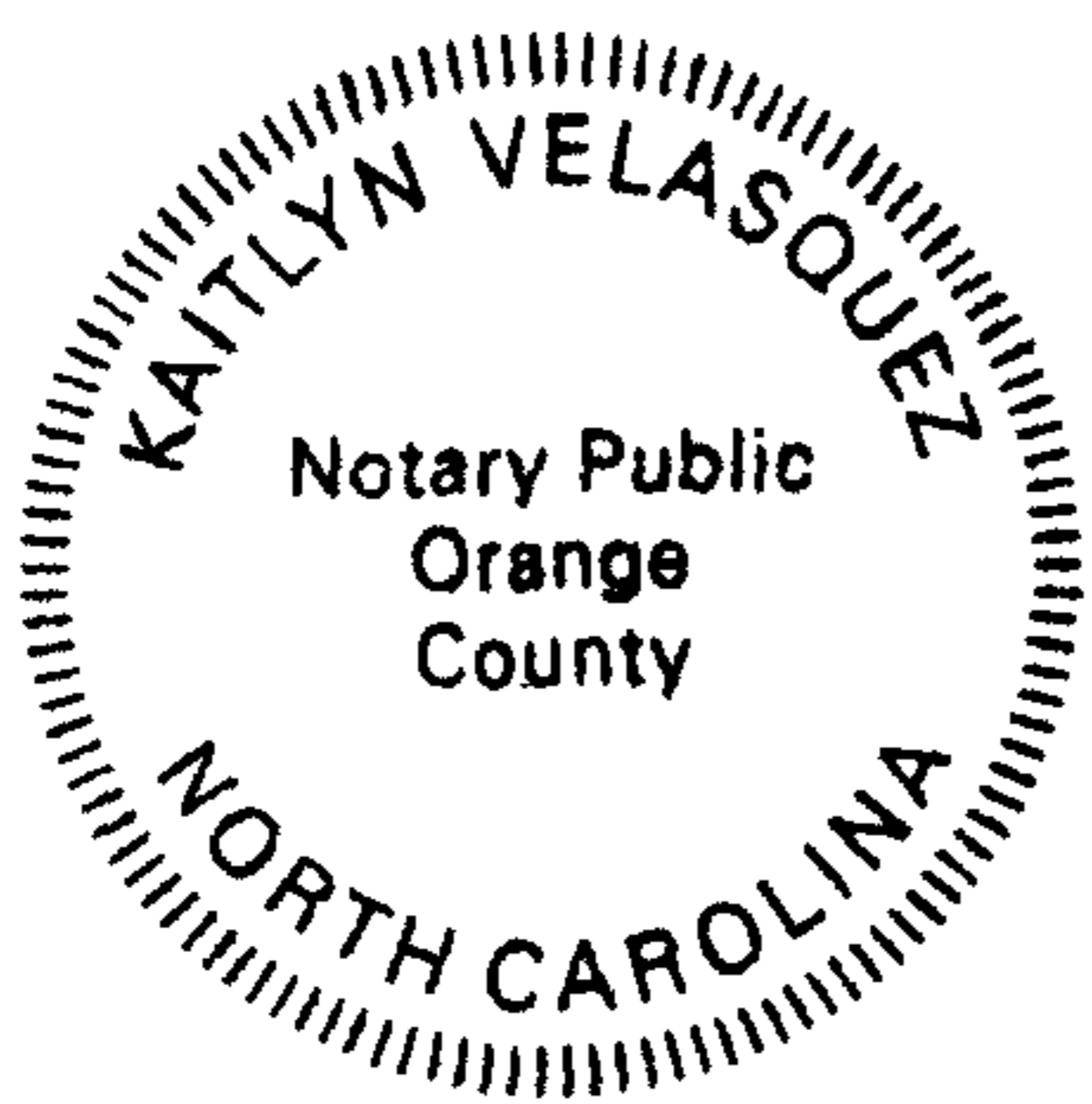


EXHIBIT A

TRACT 1:

BEING all of Lot 2 containing 8.90 acres, more or less, as shown on plat entitled "Leroy Hall Estate Partition" and recorded in Plat Book 94, Page 68, Orange County Registry.

and being the same property as:

Lot 2 as shown on plat entitled "Boundary & Physical Survey prepared for The County of Orange properties of Mary Copeland and Wayne & Betsy Tilley" by Riley Surveying, P.A., dated January 22, 2018 and recorded in Plat Book 118, Page 105, Orange County Registry.

Address: 520 Orange Heights LP, Hillsborough, NC 27278
PIN: 9864-39-8253

TRACT 2:

BEING all of Lot 4A containing 2.00 acres, more or less, as shown on plat entitled "Leroy Hall Estate Partition" and recorded in Plat Book 94, Page 68, Orange County Registry.

and being the same property as:

Lot 4A as shown on plat entitled "Boundary & Physical Survey prepared for The County of Orange properties of Mary Copeland and Wayne & Betsy Tilley" by Riley Surveying, P.A., dated January 22, 2018 and recorded in Plat Book 118, Page 105, Orange County Registry.

Address: 1020 US 70 West, Hillsborough, NC 27278
PIN: 9864-39-7758

