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JAA

This instrument prepared by: Kennon Craver, PLLC (BMF)
Mail after recording to: Grantee

Excise Tax: \$2,450.00

PIN: 9788-89-8695 *KCC*

**NORTH CAROLINA
GENERAL WARRANTY DEED**

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

THIS DEED is made this _____ day of _____, 2022, by and between:

GRANTOR: North Street Properties, LLC,
a North Carolina limited liability company
705 Gimghoul Rd
Chapel Hill, NC 27514

and

GRANTEE: Se Chang Son and Kyoung Mi Kim
6005 FarmPond Road
Apex, NC 27523

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Orange County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

KC: 47785 submitted electronically by "Kendall H. Page, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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:

- Ad valorem taxes for 2022 and subsequent years; and
- Utility easements, unviolated restrictive covenants that do not materially affect the value of the Property; and matters as shown on recorded plats.

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

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

GRANTOR:

North Street Properties, LLC
a North Carolina limited liability company (SEAL)

By: [Signature]
Name: Bradford B. Briner
Title: Manager

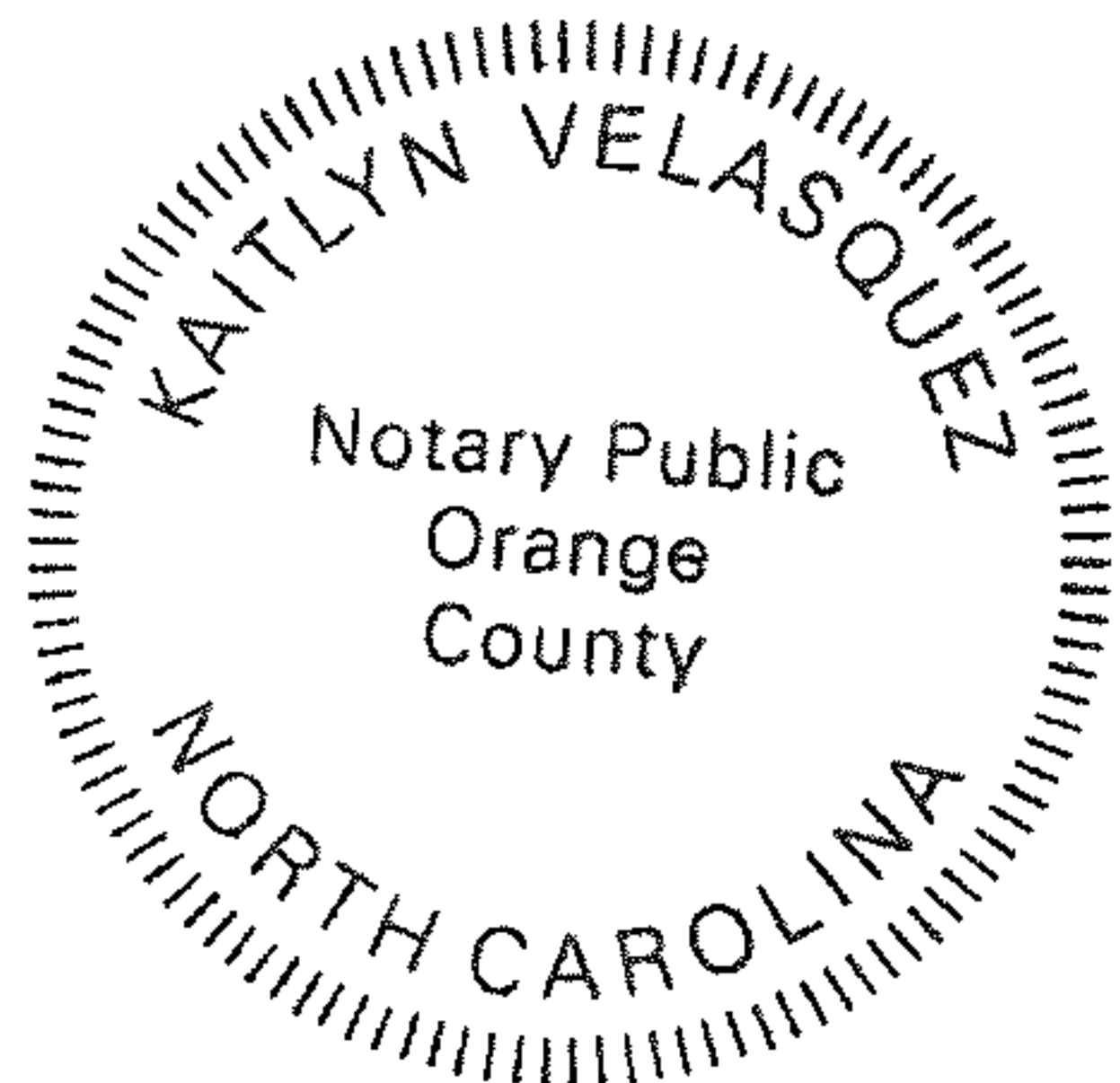
STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Bradford B. Briner.

Date: 9/15/22

[Signature]
Notary Public

[Official Seal]



Print Name: Kaitlyn Velasquez

My Commission Expires: 12/6/22

EXHIBIT A

All those certain lots or parcels of land situated, lying and being on the North side of the Northern Loop of Strowd Place (a street) and Beginning at a stake in the North property line of said street, a southwest corner of Lot No. 21 in Block B; running thence with the line of Lot No. 21 North 2°30' East 183.6-feet to a stake; running thence North 60° 32' West 60.7-feet to a stake; running thence with the line of Lot No. 4 South 51° 41' West 76.4-feet to a stake; running thence with the lines of Lot Nos. 2 and 3 South 45° 40' West 114.2-feet to a stake, the corner of Lot No. 24; running thence with the line of Lot No. 24 South 24° 10' East 145-feet to a stake in the North Property line of Strowd Place; running thence along the North property line of Strowd Place in an Eastern Direction 100-feet to the beginning, being Lot No. 23 and a part of Lot No. 22 in Block B in the subdivision of Davie Woods as surveyed by E.L. Winslow, surveyor, in October 1925, Orange County Registry.

Parcel: 9788-89-8695

Property Location: 54 Davie Circle Chapel Hill, NC 27514