

ER
SR



20190222000030760 DEED
Bk:RB6580 Pg:257
02/22/2019 09:00:55 AM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$5045.00

SR

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 5,045.00

Recording Time, Book and Page:

Parcel Identifier No.: 9893-82-5322

LKB

Tax Lot No.:

Mail after recording to: Grantee

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707
(Prepared Without Benefit of Title Examination)

THIS DEED made the 20th day of February, 2019 by and between

GRANTOR

Triplet Holdings, LLC

GRANTEE

Olive Chapel West Associates, LLC

Mailing Address: 3700 National Drive, Suite 211, Raleigh, North Carolina 27612

Property Address: 5412 US Hwy 70 West, Durham, North Carolina 27705

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.

submitted electronically by "Harris & Hilton, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



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

BEING all of 19.05 acres, more or less, as shown on that certain plat and survey entitled "Boundary Survey for C.W. Clark," dated October 24, 2002, prepare by Sear-Brown, recorded in Plat Book 91, Page 125 of the Orange County Registry, to which plat reference is hereby made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6010, Page 477.

A map showing the above-described property is recorded in Plat Book 91, Page 125 and referenced within this instrument.

The above described property does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to any other liens, encumbrances, restrictive covenants, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer(s), this day and year first above written.

Triplet Holdings, LLC

By: [Signature] (SEAL)
Steven Corey Clark, Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Deanna A. Dunham, a Notary Public of the County and State aforesaid, certify that Steven Corey Clark personally came before me this day and acknowledged that he is Manager of Triplet Holdings, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official stamp or seal, this 21st day of February, 2019.

Deanna A. Dunham
Notary Public
My Commission Expires: 10/08/2021

