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Bk:RB6010 Pg:477
09/02/2015 02:31:38 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$2800.00

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**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$2,800.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No. 9893825322

KPC

Mail after recording to: Triplet Holdings, LLC
c/o Steven Corey Clark, Manager, 4512 Renfrew Road, Durham, North Carolina 27705

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, P.O. Box 376, Durham, NC 27705
WITHOUT BENEFIT OF EXAMINATION OF TITLE, AND THE PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO VALIDITY OR STATUS OF TITLE, OR THE ACCURACY OR COMPLETENESS OF THE DESCRIPTION

Brief Description for Index: 19.05 acres, Plat Book 91, Page 125

THIS DEED made the 22nd day of July, 2015 by and between

GRANTOR

**DEBRA K. CLARK a/k/a
DEBRA KNIGHT CLARK, widow**

Mailing Address: 4505 Renfrew Road, Durham, North Carolina 27705

GRANTEE

TRIPLET HOLDINGS, LLC

Mailing Address: c/o Steven Corey Clark, 5412 US Hwy 70 West, Durham, North Carolina 27705

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 "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
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 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, prepared 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.

All of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2838, Page 213 of the Orange County Registry.

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 liens, encumbrances, restrict covenants, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Debra Knight Clark (SEAL)
Debra Knight Clark

NORTH CAROLINA

DURHAM COUNTY

I certify that the following person personally appeared before me this day, being duly authorized, acknowledging to me that he or she signed the foregoing document: Debra Knight Clark.

Witness my hand and official stamp or seal, this the 22nd day of July, 2015.

My Commission Expires: 03/02/2019

Hillary H Dillard
Notary Public

