

\$615,500

1.37 acres total

449,270

2/3



DW

20140826000155380 DEED
Bk:RB5838 Pg:83
08/26/2014 10:57:36 AM 1/3

FILED Deborah B. Brooks
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$1231.00

ND

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$ 1231.⁰⁰
Return to: Grantee @ Attn: Katherine Cathey, P.O. Box 429 Parcel Identifier No. 9874096451
Hillsborough, NC 27278 Hillsborough, NC 27278 9874096268 MB

THIS DEED made this 25 day of August, 2014 by and between

GRANTOR

HILLSBOROUGH FURNITURE COMPANY, INC.
a North Carolina corporation
212 Miller Road, Hillsborough, NC 27278

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

TOWN OF HILLSBOROUGH
a North Carolina municipal corporation
~~225 Orange Grove Street, Hillsborough, NC 27278~~
101 E. ORANGE STREET, HILLSBOROUGH, NC 27278 SBW

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



See EXHIBIT "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 246, Page 539 and Book 809, Page 395, 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, their heirs, successors, and assigns, 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:

Subject to 2014 taxes, easements, conditions and restrictions of record, if any.

INWITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

HILLSBOROUGH FURNITURE CO., INC.

Steven R. Breeze ^{PRESIDENT}
(SEAL)
Steven R. Breeze, President

STATE OF North Carolina

COUNTY OF Orange

I, Joseph M Phelps, Notary Public for the County of Orange, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Steven R. Breeze, President of Hillsborough Furniture Co., Inc., a North Carolina corporation, Grantors(s). Witness my hand and official stamp or seal, this the 25 day of August, 2014.

Joseph M Phelps, Notary Public
Orange County, North Carolina
My Commission Expires 5/19/2019

Joseph M Phelps
Notary Public
My Commission Expires:

WRH/sbw



EXHIBIT "A"

TRACT ONE: 618 N. Churton Street

BEING ALL OF THAT 0.54 ACRES and being 23,491 square feet more or less excluding the right-of-way, as shown on that certain map and survey prepared by Summit Design and Engineering Services, Project No 14-0158, and entitled "Property Surveyed For Town of Hillsborough", and recorded on August 26, 2014, in Plat Book 113, Page 66, Orange County Registry, and being the same property conveyed to Grantor in Deed Book 809, Page 395, Orange County Registry.

.54ac 1931 1,112 sq ft.
Frame/Shingle

TRACT TWO: 604 Churton Street

BEING ALL OF THAT 0.83 ACRES and being 35,964 square feet more or less, as shown on that certain map and survey prepared by Summit Design and Engineering Services, Project No 14-0158, and entitled "Property Surveyed For Town of Hillsborough", and recorded on August 26, 2014, in Plat Book 113, Page 66, Orange County Registry, and being the same property conveyed to Grantor in Deed Book 246, Page 539, Orange County Registry.

7,280 sq ft
Commercial bldg
Was marketed by
Weichert Realtors
for \$900,000
Formerly "The Mattress Outlet"
4 372 sq ft
73,341 sq ft