

7 JB  
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Doc No: 30008153  
Recorded: 09/26/2019 12:12:07 PM  
Fee Amt: \$26.00 Page 1 of 3  
Excise Tax: \$2,940.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK 6628 PG 1069 - 1071 (3)

*Anna Wood*

Prepared by: Kim K. Steffan, Steffan & Associates, P.C.  
Return to: Sparrow-Page Enterprises, LLC, 3902 Pearson Rd., Hurdle Mills, NC 27541

N.C. Excise Tax \$ 2,940.00 *vx*

NORTH CAROLINA

**GENERAL WARRANTY DEED**

ORANGE COUNTY

This deed, made and entered into this 25<sup>th</sup> day of September, 2019, by and between SERA Properties, LLC, whose address is 7701 Still Crossing Road, Chapel Hill, NC 27516, hereinafter referred to as "Grantor"; and Sparrow-Page Enterprises, LLC, whose address is 3902 Pearson Rd., Hurdle Mills, NC 27541, hereinafter referred to as "Grantee".

WITNESSETH:

That said Grantor, for and in consideration of valuable consideration paid to Grantor, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

PIN 9874-42-1227 *u*  
BEING ALL OF LOT 5B, CORNERSTONE, CONTAINING 2.911 ACRES, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 74, PAGE 127, ORANGE COUNTY REGISTRY.  
Street Address: 620 Valley Forge Road, Hillsborough, NC 27278

The property described above was acquired by Grantor by instrument recorded in Book 3882, Page 103, Orange County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

And Grantor covenants with 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

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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 described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantor has caused this instrument to be signed in its corporate name by its duly authorized Managing Members by authority of its Members, the day and year first above written.

SERA PROPERTIES, LLC

By: [Signature] (SEAL)  
Rick Crafts, Jr.  
Managing Member

By: [Signature] (SEAL)  
Susan C. Scope  
Managing Member

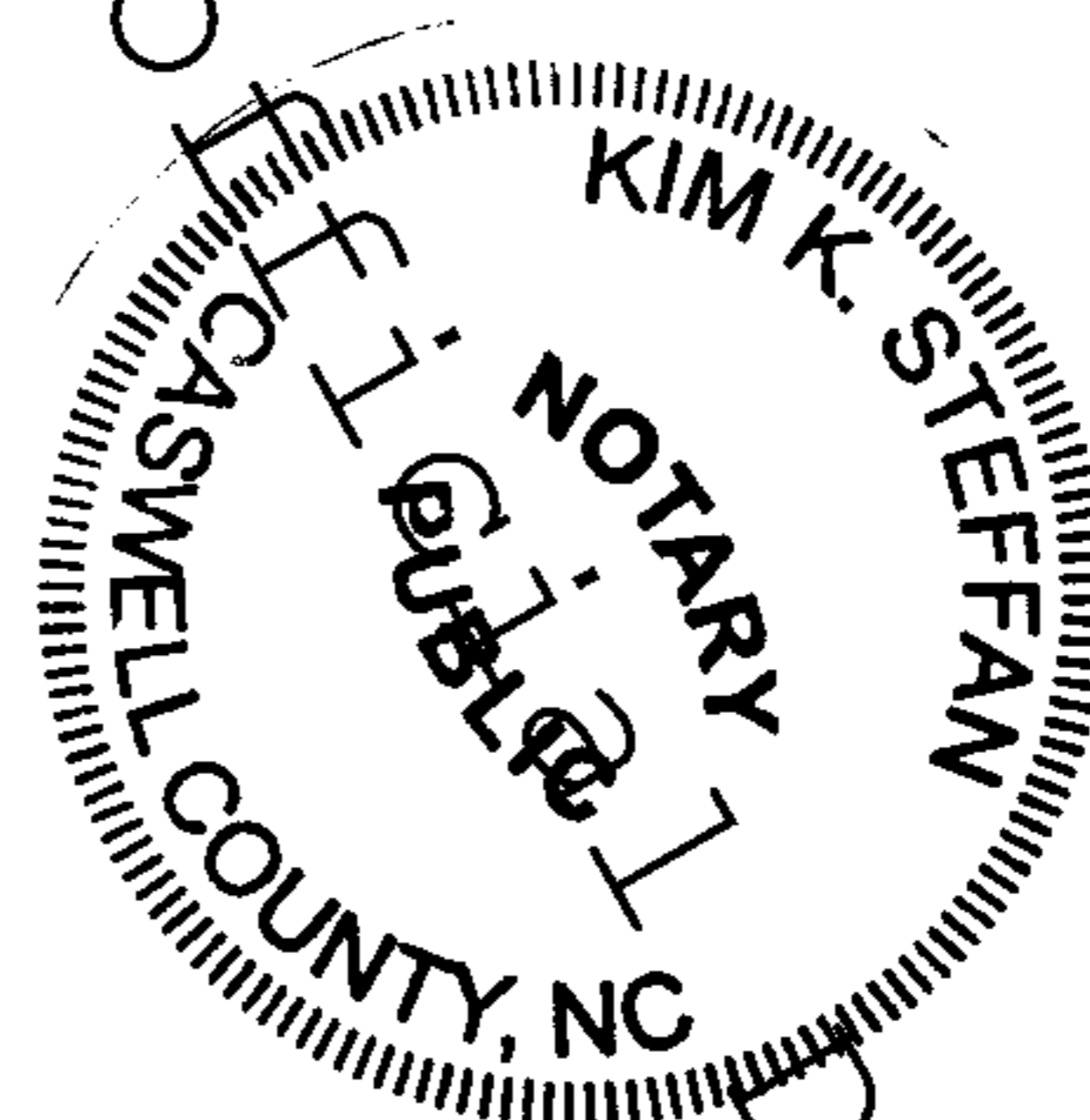
NORTH CAROLINA  
Caswell COUNTY

I, Kim K. Steffan, Notary Public of said County, do hereby certify that Rick Crafts, Jr., personally came before me this day and acknowledged that he is Managing Member of SERA Properties, LLC and that he as Managing Member, being authorized to do so, acknowledged, on behalf of SERA Properties, LLC, the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25<sup>th</sup> day of Sept., 2019.

[Signature]  
NOTARY PUBLIC

My commission expires: 3/4/2022



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NORTH CAROLINA  
Orange COUNTY

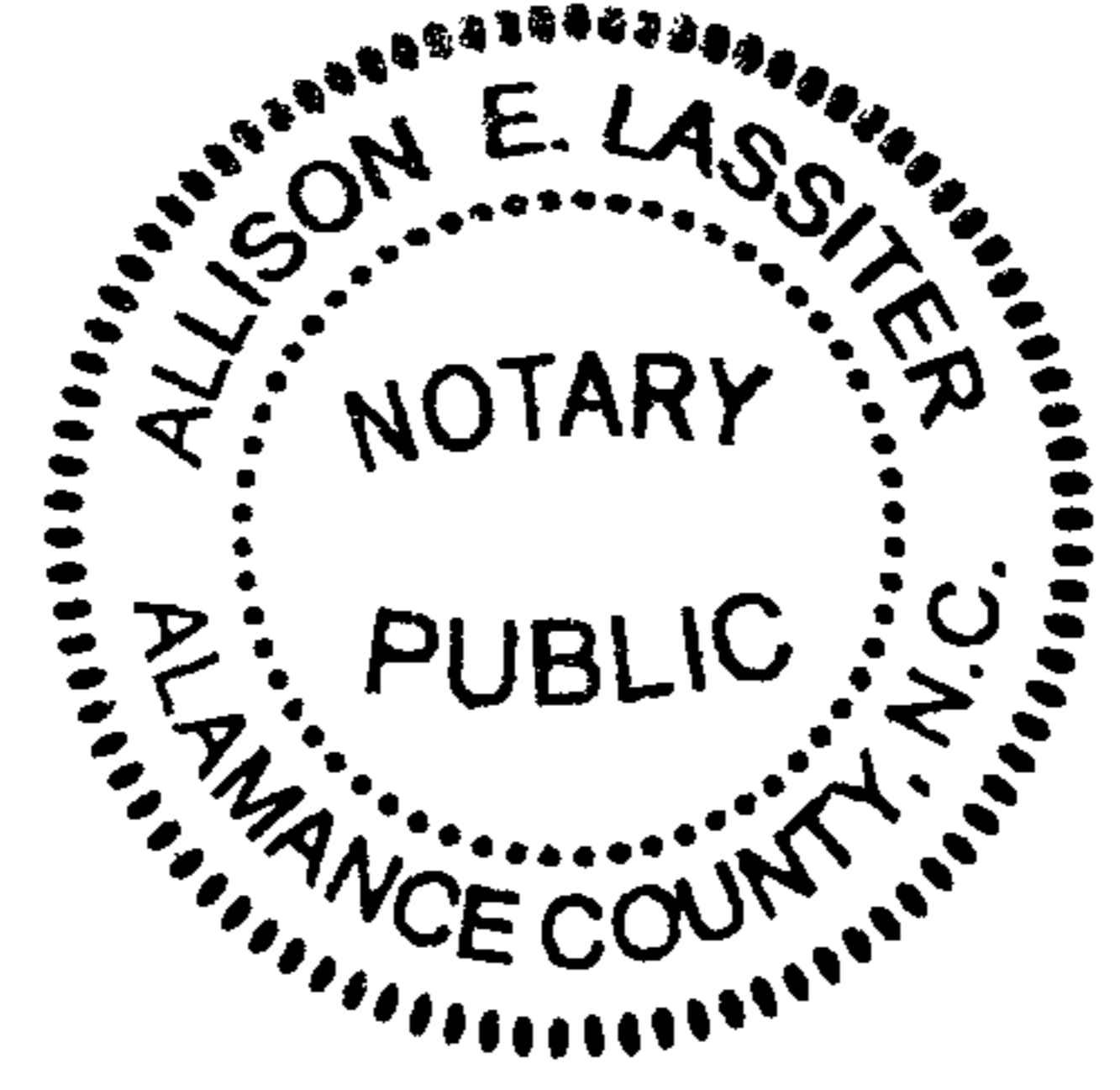
I, Allison E. Lassiter, Notary Public of said County, do hereby certify that Susan C. Scope, personally came before me this day and acknowledged that she is Managing Member of SERA Properties, LLC and that she as Managing Member, being authorized to do so, acknowledged, on behalf of SERA Properties, LLC, the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24<sup>th</sup> day of Sept, 2019.

Allison E. Lassiter

NOTARY PUBLIC

My commission expires: 10/15/2020



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