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20181212000231940 DEED
Bk:RB6553 Pg:540
12/12/2018 01:47:57 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$500.00

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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. 9898-65-3606 Verified by WPC County on the ___ day of _____, 20
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Lot 2, Bivins Property, Plat Book 56, Page 92

THIS DEED made this 12th day of December 2018, by and between

GRANTOR	GRANTEE
Joseph Alois Properties LLC, a North Carolina limited liability company	Chris Van Goethem Landshaping, LLC a North Carolina limited liability company
ADDRESS: 520 Hedrick Street Beaufort, NC 28516	ADDRESS: 3909 Comfort Lane Durham, NC 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.

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 that parcel containing 3.8114 acres, more or less, and being all of Lot 2 of the property of Roger H. Bivins and Joan M. Bivins as shown in Plat Book 56, Page 92, Orange County Registry, to which plat reference is made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4027, Page 22, Orange County Registry.

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

A map showing the above described property is recorded in Plat Book 56, Page 92, 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 in fee simple.

submitted electronically by "Kennon Craver, 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. 2019 ad valorem taxes;
2. Zoning ordinances affecting the property; and
3. Easements, rights-of-way, covenants and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Joseph Alois Properties LLC (SEAL)

By: Sharon Annette Eck
Sharon Annette Eck, Managing Member

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Sharon Annette Eck

Witness my hand and Notarial stamp or seal this 11 day of December, 2018.

My Commission Expires: 12-6-21

(Affix Seal)

Kaitlyn Velasquez

Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name

