

UNOFFICIAL Document



Doc No: 30036381
Recorded: 12/15/2020 03:47:42 PM
Fee Amt: \$26.00 Page 1 of 2
Excise Tax: \$400.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6695 PG 387 - 388 (2)

James Alan Boston Jr

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 400.00 - GDM

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 9874-80-9603 and 9874-81-6134 *mu*

Verified by _____ County on the _____ day of _____, 20 _____

Mail after recording to: GRANTEE

This instrument was prepared by: GUIDO DE MAERE, P.A. (Without title examination)

Brief description for the Index

[Redacted box]

THIS DEED made this 10th day of December, 2020, by and between

GRANTOR

GRANTEE

Guido De Maere, Trustee of the
Henrietta C. Auman Trust dated June 22, 2001

HIGHWAY 70A, LLC
a North Carolina limited liability company

Grantor's Mailing Address:
220 Huntington Drive
Chapel Hill, NC 27514

Grantee's Mailing Address:
320 Executive Ct.
Hillsborough, NC 27278

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of _____, Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

PARCEL ONE: BEING all of Lots 1 through 4 inclusive, Block D, Bankhead Forest, as shown on the map entitled "Map Showing Section No. 2 of Property belonging to W.H. & T.H. Lawrence" dated April, 1927, recorded in Plat Book 1, Page 59, Orange County Registry, to which plat reference is hereby made for a more

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particular description of same. (Parcel One PIN 9874-81-6134)

PARCEL TWO: BEING all of Lots 100 through 102 inclusive, Block D, Bankhead Forest, as shown on the map entitled "Map Showing Section No. 2 of Property belonging to W.H. & T.H. Lawrence " dated April, 1927, recorded in Plat Book 1, Page 59, Orange County Registry, to which plat reference is hereby made for a more particular description of same. TOGETHER AND COMBINED WITH the western half of Lot 103, Block D, Bankhead Forest, as shown on the map entitled "Map Showing Section No. 2 of Property belonging to W.H. & T.H. Lawrence " dated April, 1927, recorded in Plat Book 1, Page 59, Orange County Registry (metes and bounds description of this half lot: Beginning at the northeast corner of Lot 102 and running thence South 70 degrees East 100 feet to a point; thence South 20 degrees West approximately 430 feet; thence North 71 degrees 34 minutes West approximately 100 feet to the southeast corner of lot 102; thence with the eastern line of Lot 102 North 20 degrees West 432.6 feet to the point and place of beginning); TOGETHER AND COMBINED WITH all of Lot B, as shown on the map entitled "Recombination of Property of The Henrietta C. Auman Trust, dated December 7, 2004, recorded in Plat Book 97, Page 71, Orange County Registry, to which plat reference is hereby made for a more particular description of same. (Parcel Two PIN 9874-80-9603)

The property hereinabove described was acquired by Grantor by instrument recorded in File 03-E-130, Orange County Clerk of Superior Court.

A map showing the above described property is recorded in Plat Book 1, Page 59, and Plat Book 97, Page 71, 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.

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:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals.

(SEAL)

This was not Grantor's primary residence.

GUIDO DE MAERE, Trustee of the Henrietta C. Auman Trust dated June 22, 2001

SEE ATTACHMENT A FOR TRUST CERTIFICATION WHICH IS INCORPORATED HEREIN BY REFERENCE.

SEAL-STAMP

STATE OF NORTH CAROLINA - COUNTY OF ORANGE

I 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 purposes stated therein and in the capacity indicated:

Guido De Maere

Date: 12/10/2020

Leslie J. Tevebaugh, Notary Public
My commission expires: 10/14/2022

