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20161222000270260 DEED  
Bk:RB6241 Pg:462  
12/22/2016 04:12:13 PM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co. NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$230.00 *JB*

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$230.00** Recording Time, Book and Page:  
Tax Map No. Parcel Identifier No: **9845421788** *LKB*

Mail after recording to: **Richard M. Greene , 204 Muirs Chapel Rd., Greensboro, NC 27410**  
This instrument was prepared by: **Richard M. Greene (without title examination)**

THIS DEED made this 22nd day of December , 2016 by and between

#### GRANTOR

**Robert Hsien-Chih Lin husband, Yu Yen Lin wife**  
**Mailing Address: 12013 Pembridge Lane Raleigh, NC 27613**

#### GRANTEE

**TED Ventures, LLC**  
**Property Address: 7000 McGowan Creek Rd., Efland, NC 27243**  
**Mailing Address: 441 North Chimney Rock Road Greensboro, NC 27410**

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 and more particularly described as follows:

**BEING All of Lot 8 of Final Plat, Revised Stream Buffer and Recombination Survey of Lots 1,2,3,4,13 and 14, MCGOWAN CREEK SUBDIVISION, as per plat and survey thereof now on file in the Office of the Register of Deeds of Orange County, North Carolina in Plat Book 97 at Page 21, to which plat reference is hereby made for a more particular description of same.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 84120 , Page 363 , Orange County Registry.

A map showing the above described property is recorded in Plat Book 97 , Page 21 , and referenced within this instrument.  
Does the above described property include the primary residence (yes/no) ? **No**



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:

**Restrictive Covenants and easements of record and 2016 ad valorem taxes**

**IN WITNESS 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.**

\_\_\_\_\_  
(Entity Name)

Robert H Lin (SEAL)  
Robert Hsien-Chih Lin

By: \_\_\_\_\_

Yu Yen Lin (SEAL)  
Yu Yen Lin

Title: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Title: \_\_\_\_\_

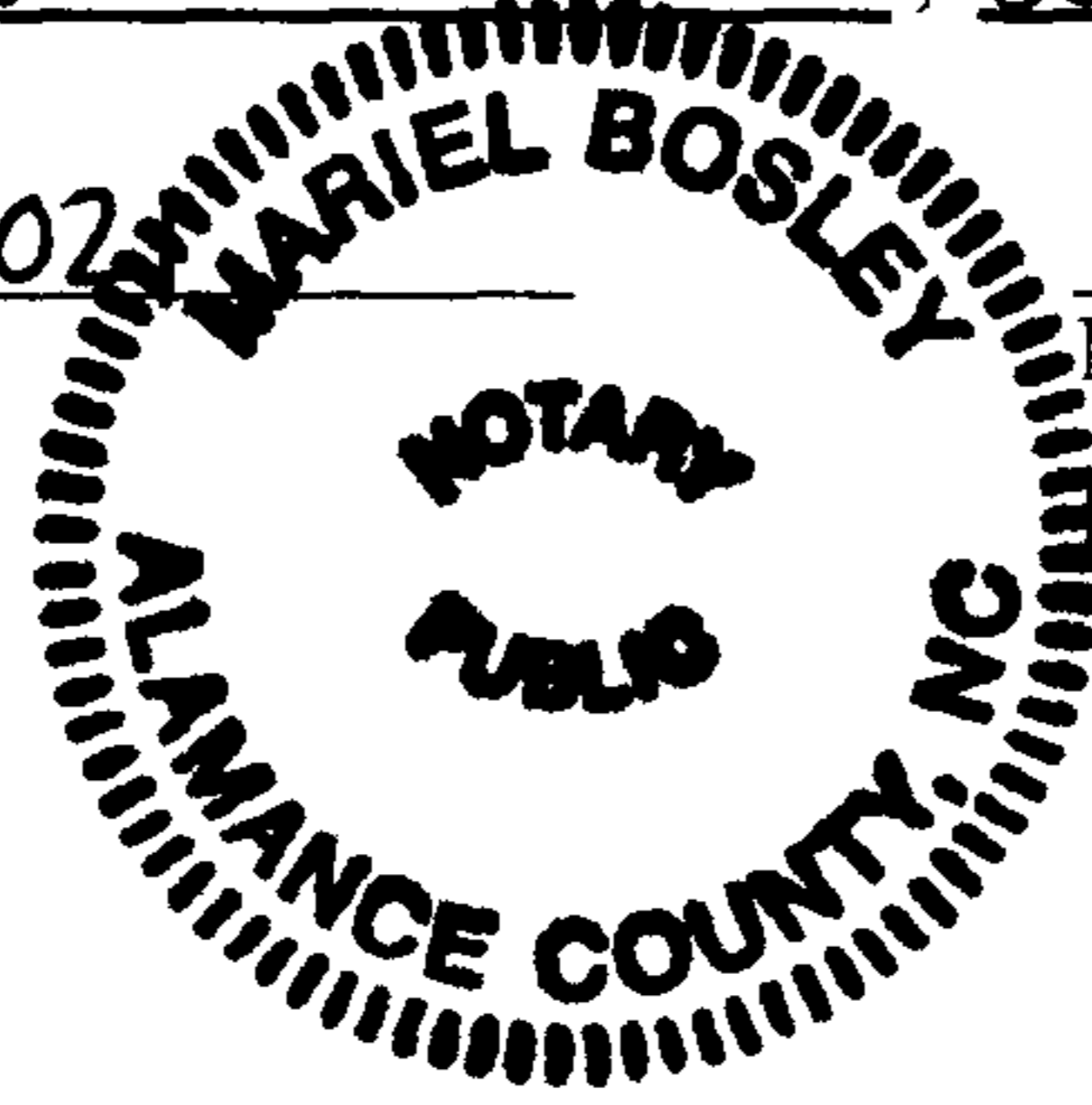
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\_\_\_\_\_  
(SEAL)

NORTH CAROLINA Orange COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Robert Hsien-Chih Lin husband, Yu Yen Lin wife. Witness my hand and official stamp or seal, this the 22 day of December, 2014

My Commission Expires: 5/26/2022



Mariel Bosley  
Notary Public

Print Notary Name: Mariel Bosley

NORTH CAROLINA \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_ . Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_ , \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_