

5
CST

1 OF 2



Doc No: 30080690
Recorded: 10/28/2022 03:37:17 PM
Fee Amt: \$26.00 Page 1 of 3
Excise Tax: \$648.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6799 PG 1031 - 1033 (3)

Melissa Kump

This instrument prepared by: Robert C. Giles, II, a licensed North Carolina attorney, delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

Return to Grantee

Excise Tax Stamps: \$648.00

PARCEL: 9825523964

M

NORTH CAROLINA GENERAL WARRANTY DEED

NA If marked, the property described herein includes the primary residence of at least one Grantor, otherwise, note as NA. (per N.C.G.S. §105-317.2)

THIS DEED, made this the 28th day of October, 2022, by and between Mary S. Covington, an unmarried person, of 3075 South NC 119, Mebane, North Carolina 27302, hereinafter called the "Grantor", and S. MOSS PROPERTIES, LLC., a North Carolina Limited Liability, of 2608 Barber Road, Elon, North Carolina 27244, hereinafter called the "Grantees". The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Cheeks Township, Orange County, North Carolina and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND FULLY INCORPORATED HEREIN BY REFERENCE

For Chain of Title See Orange County Estate File 16-E-422 and Deed Book 2075, at Page 70, of the Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, 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, other than the following exceptions:

This conveyance is made subject to any and all existing easements, rights-of-way and restrictions, if any, affecting subject property and recorded in the Orange County Registry.

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

Mary S. Covington (SEAL)
Mary S. Covington

State of North Carolina - County of Alamance

I, the undersigned Notary Public hereby certify that the following person personally appeared before me this day, each acknowledging to me that she signed the foregoing document: Mary S. Covington, an unmarried person.

Date: 10/28/2022

Cynthia J. Coleman
Notary Public

Cynthia J. Coleman
(Printed or Typed Name of Notary)

My Commission Expires: 08/04/2026

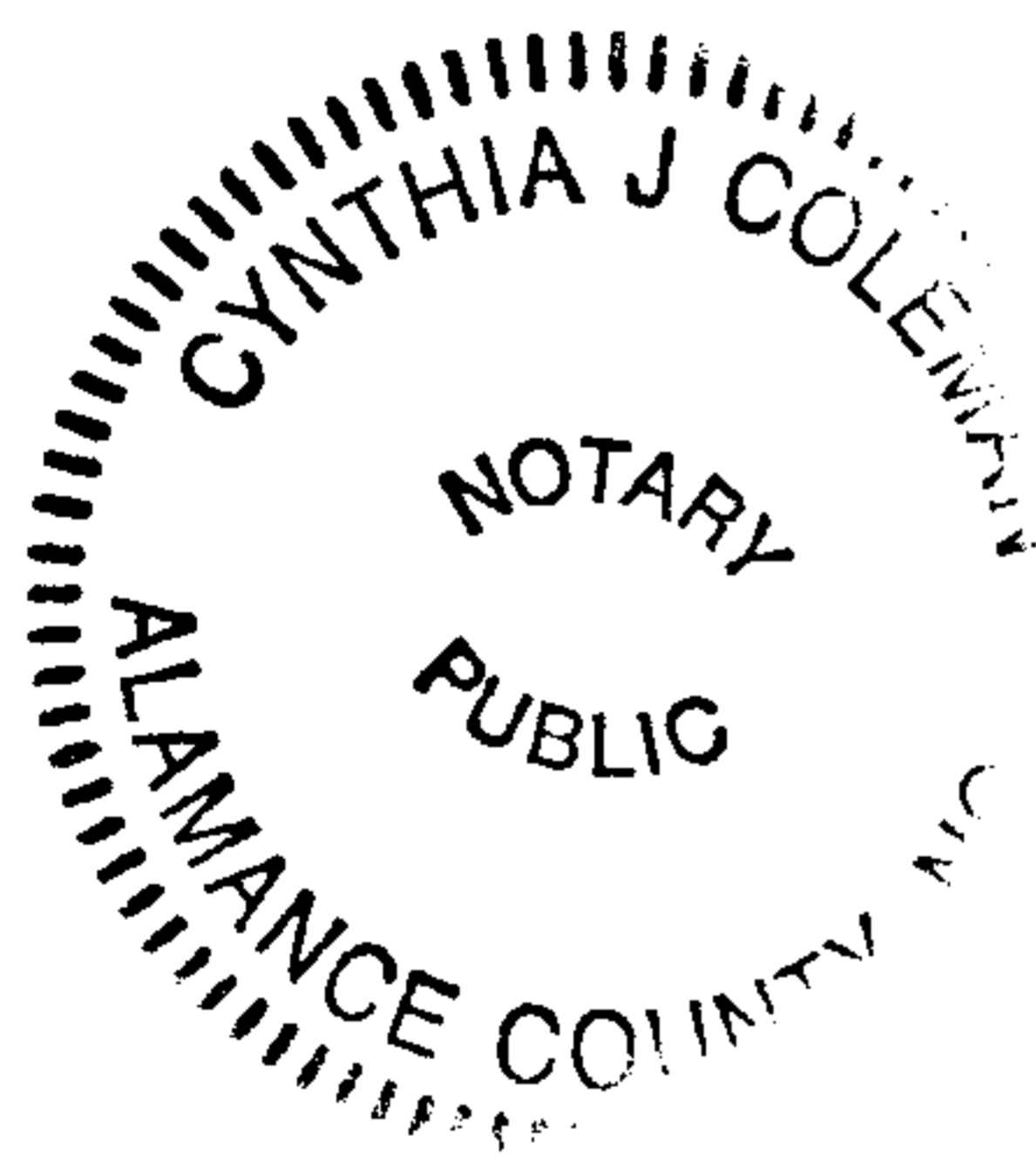


EXHIBIT "A"

That certain tract or parcel of land in Cheeks Township, Orange County, North Carolina adjoining Hwy 70 and being more particularly described as follows:

BEGINNING at a point in the center of US Route No. 70, corner with E.W. Allen, iron stakes set North 39° 05' East 40.70 feet and North 39° 05' East 54.70 feet from the said corner, and running thence along the center of U.S. Route No. 70, North 74° 50' West 176 feet to a point in the intersection of the centerline of said U.S. Route No. 70 with the centerline of a proposed 60 foot road, corner with Mebane Lumber Company; thence along the center of the said 60 foot road and with Mebane Lumber Company, North 32° 38' East 322.27 feet to a point in the center of said road corner with Mebane Lumber Company; thence continuing with the line of Mebane Lumber Company, South 52° 36' East 197.15 feet to a point, a common corner of Mebane Lumber Company and E.W. Allen; thence with North line of E.W. Allen South 39° 05' West 254.70 feet to the point and place of BEGINNING.

This tract is subject to the 100 foot right of way of U.S. Highway 70 and further, subject to an easement covering a 30' foot strip which runs along the northern margin of this property reserved for a proposed roadway.

The above described property is the same property conveyed by deed from Jimmy C. Stout, trustee Under Irrevocable Trust Agreement Recorded in Book 341, at Page 696, Orange County Registry, North Carolina, to Elizabeth T. King which deed is dated January 19, 2000 and filed February 2, 2000 in Book 2038 at Page 131, Orange County Registry.