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Bk:RB5835 Pg:285
08/19/2014 12:30:09 PM 1/3

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$310.00

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NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Jeffrey A. Jones, 2000 Aerial Center Parkway, Suite 110BC, Morrisville, NC 27560
Return to Grantee's address: 600 S. Camellia Street, Chapel Hill, NC 27516

NORTH CAROLINA ORANGE COUNTY R/S: \$ 310 PIN#: 9870-82-4606 PK

This Deed is made this 18th day of August, 2014, by and between MWC FAMILY, LLC, a North Carolina Limited Liability Company, 2503 Sparger Road, Durham, NC 27705, hereinafter called "Grantor," and BETHANY HOMES, LLC, a North Carolina Limited Liability Company, hereinafter called "Grantee", whose address is 600 S. Camellia Street, Chapel Hill, NC 27516.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in ORANGE County, North Carolina, and more fully described as follows:

Property description is contained in EXHIBIT "A" attached hereto and incorporated herein by reference.

The property described herein does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

The Grantor covenants that it is seized of the tract in fee, and has the right to convey the same in fee simple; that the tract is free from encumbrances; and that it will warrant and defend title to the tract 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:

1. Ad valorem taxes for the year 2015 and subsequent years.
2. Restrictive Covenants, Utility easements and rights-of-way of record.



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

MWC Family, LLC,
A North Carolina Limited Liability Company

By: Margarette C. Ward Manager
Margarette C. Ward, Manager

STATE OF NORTH CAROLINA

WAKE COUNTY

I, Vallyre R Hyers, a notary public, do hereby certify that the following persons personally appeared before me and acknowledged that he signed the foregoing instrument: Margarette C. Ward, Manager of MWC Family, LLC.

Witness my hand and seal this the 18th day of August, 2014.

My commission expires: 11/22/2016

[Signature]
Notary Public





Exhibit "A"
Property Description

BEING all of that tract or parcel of land lying in Chapel Hill Township, Orange County, North Carolina, bounded by J. O. Franklin, the old Byrd Land, now McGhee, and a private road, and being more particularly described as follows:

BEGINNING in the center of said private road near the stable, running thence with said road North 250 feet to a bend in the road; thence North 35 degrees East 100 feet to another bend in the road; thence North 48 degrees East 369 feet to the old Byrd line, now McGhee; thence with said line North 88 degrees West 545 feet to a rock, one of the old Byrd corners; thence a new line South 2 degrees 30 minutes East 595 feet to a rock in an old road; thence East 200 feet to the beginning, containing 4 acres, more or less, as surveyed by J. Ralph Weaver, Registered Land Surveyor, November 3, 1947.

See deed dated November 6, 1947, from J. O. Franklin and wife, Effie Franklin, to J. W. Durham and wife, Flossie Durham, recorded in the Office of the Register of Deeds of Orange County in Deed Book 129, Page 84. See also Deed recorded in Book 169, Page 375, Orange County Registry. See also Durham County Estate File 00 E 515 for Estate of Martha Carden.

And being the same property conveyed to Grantor by deed recorded in Book 2195, Page 429, Orange County Registry.

