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Bk:RB6290 Pg:315
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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$6200.00

NH

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$ 6,200.00
(without benefit of title search)
Return to: Grantee, 200 E. King Street, Hillsborough, NC 27278 Parcel Identifier No. 9874-62-1053

AB

THIS DEED made this 5th day of April, 2017 by and between

GRANTOR

A PUBLIC SCHOOL OF CHOICE, INC.,
A North Carolina non-profit corporation
920 Corporate Drive
Hillsborough, NC 27278

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

ORANGE COUNTY BOARD OF EDUCATION,
A North Carolina body corporate
200 East King Street
Hillsborough, NC 27278

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 County of Orange, North Carolina, and more particularly described as follows:



See EXHIBIT "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3803, Pages 479-481, 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, their heirs, successors, and assigns, 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:

Subject to 2017 taxes, easements, conditions and restrictions of record, if any.

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.

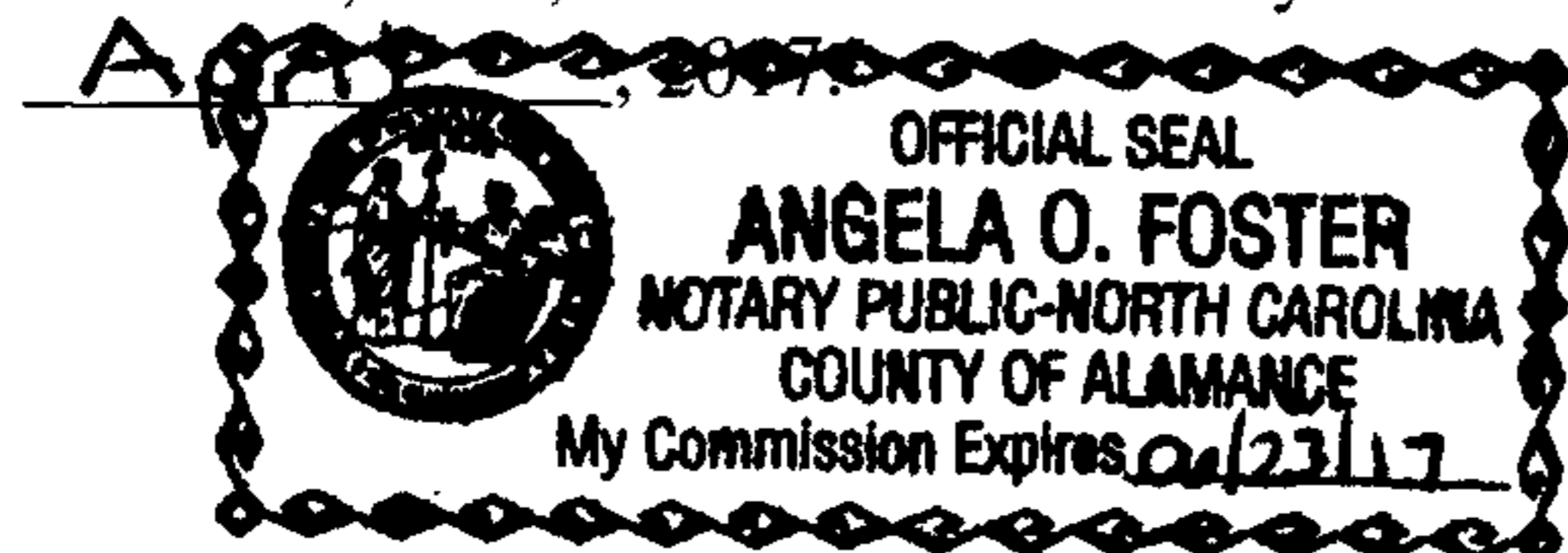
A PUBLIC SCHOOL OF CHOICE, INC.,
A North Carolina non-profit corporation

Kristi Anspach (SEAL)
By: KRISTI ANSPACH, Board Chairperson

STATE OF North Carolina

COUNTY OF Orange

I, Angela O Foster, Notary Public for the County of Alamance, State of North Carolina, 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 purpose stated therein and in the capacity indicated: KRISTI ANSPACH, Board Chairperson of A PUBLIC SCHOOL OF CHOICE, INC., Grantor. Witness my hand and official stamp or seal, this the 5 day of



Angela O Foster
Notary Public
My Commission Expires: June 23, 2017

CMW/bg



EXHIBIT "A"

BEING all of "New Recombined Lot 3C" containing 240,885 square feet, 5.52 acres, more or less as shown on plat of survey entitled "PROPERTY SURVEYED FOR ORANGE CHARTER SCHOOL" by Summit Consulting dated August 17, 2009, which plat is recorded in Plat Book 106, Page 11 of the Orange County Registry and to which plat reference is hereby made for a more particular description of the same.

A handwritten signature in black ink is located to the right of the text block. The signature is stylized and appears to consist of a large initial letter followed by a surname.