



20180829000166140 DEED
Bk:RB6515 Pg:102
08/29/2018 11:17:24 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$200.00

aw

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$ **200.00**

Return to: Grantee

Parcel ID Number: 9749-92-3975

THIS DEED made this 21st day of August, 2018 by and between

Easement: 9749923695

LJB

GRANTOR

Bobba, LLC

A north Carolina Limited Liability Company

1981 Memorial Drive, #131

Chicopee MA 01020

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

GRANTEE

Vernon P. Davis

2401 NC Hwy 54 W.

Chapel Hill, NC 27516

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 4753, Page 135, Orange County Registry.

submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



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 2018 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

Bobba, LLC
A north Carolina Limited Liability Company
Patricia Bobba Donovan (SEAL)
Patricia Bobba Donovan, Manager

STATE OF MA

COUNTY OF Hampden

I, ROBERTA LUSSIER, Notary Public for the County of Hampden, State of MA, 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: Patricia Bobba Donovan, Manager.

Witness my hand and official stamp or seal, this the 21 day of August, 2018.

Robt Lussier
Notary Public
My Commission Expires:

wrh/tlm

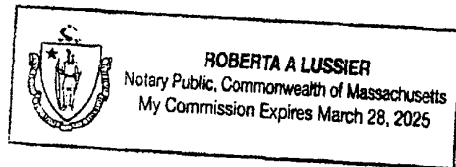




EXHIBIT "A"

All that certain lot or parcel of land, lying and being on the east side of NC Road #1102, and 1620.45 feet more or less from NC Highway 54; running thence from the center line of Road #1102 South $82^{\circ} 09'$ East 2155.27 feet to a stake in the western line of A. M. Davis; thence with Davis North $8^{\circ} 00'$ East 314.80 feet; thence North $81^{\circ} 57'$ West 2061.23 feet to a stake in the center line of NC #1102; thence with said center line of NC Road #1102 South $24^{\circ} 10'$ West 336.99 feet to the point and place of beginning, and being 15.42 acres according to plat of William G. Joyner, R.S., dated August 5, 1971.

This conveyance is subject to that previously reserved 30 foot right of way for ingress and egress from NC Road #1102 to the eastern line of A. M. Davis and running along the southern line of the property herein described, said right of way to be used in conjunction with the 30 foot right of way granted on the northern 30 feet of the property heretofore deeded to Donald A. Branson and wife Aleene S. Branson.