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20170330000059100 DEED  
Bk:RB6282 Pg:545  
03/30/2017 01:48:28 PM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$15800.00

CP

STATE OF NORTH CAROLINA

**GENERAL WARRANTY DEED**

COUNTY OF ORANGE

Excise Tax: \$15,800.00 *EWK*

PARENT PIN: 9799-55-4972

*NEW1 = 9799467392*

Prepared by: Eric W. Hinson, 1709 Legion Rd, Ste 229, Chapel Hill, NC 27517

*NEW2 = 9799555951*

RETURN TO: Ralph Karpinos, Town Attorney, Town of Chapel Hill

405 Martin Luther King Jr. Blvd., Chapel Hill, NC 27516

*MSB*

THIS DEED, made and entered into this the 30<sup>th</sup> day of MARCH, 2017, by and between **Chapel Hill Post No. 6, American Legion, Incorporated**, a North Carolina Non-Profit corporation, (hereinafter referred to as "**Grantor**"), whose mailing address is P.O. Box 2323, Chapel Hill, NC 27515, and **Town of Chapel Hill**, a North Carolina municipal corporation, (hereinafter referred to as "**Grantee**"), whose mailing address is **405 Martin Luther King, Jr. Blvd., 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 said 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 City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina, more particularly described as follows:

*See Exhibit "A" attached hereto and incorporated herein by reference.*

*and having a mailing address of 1714 Legion Road, Chapel Hill, NC 27517*

The subject property ~~does~~ does not X contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 155, Page 17 and Book 179, Page 585, Orange County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.



TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to 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:

- Ad valorem property taxes for current and subsequent years;
- Rights of tenants in possession under Lease Agreement recorded in Book 360, Page 301 or under unrecorded leases.
- Right of Way Agreement to State Highway Commission recorded in Book 182, Page 579;
- Easement to Duke Power Company recorded in Book 162, Page 95;
- Easement to University of North Carolina recorded in Book 163, Page 228;
- Easement to Southern Bell Telephone and Telegraph Company recorded in Book 586, Page 538;
- Encroachment Agreement recorded in Book \_\_\_\_\_, Page \_\_\_\_\_;
- Memorandum of Lease recorded in Book 622, Page 560.

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

**CHAPEL HILL POST NO. 6, AMERICAN LEGION, INCORPORATED**

By: William Munsee (Seal)  
 Name: William Munsee  
 Title: Post Commander and an Authorized Signatory

By: Lee Heavlin (Seal)  
 Name: Lee Heavlin  
 Title: Adjutant and an Authorized Signatory

[Acknowledgement Page Follows]

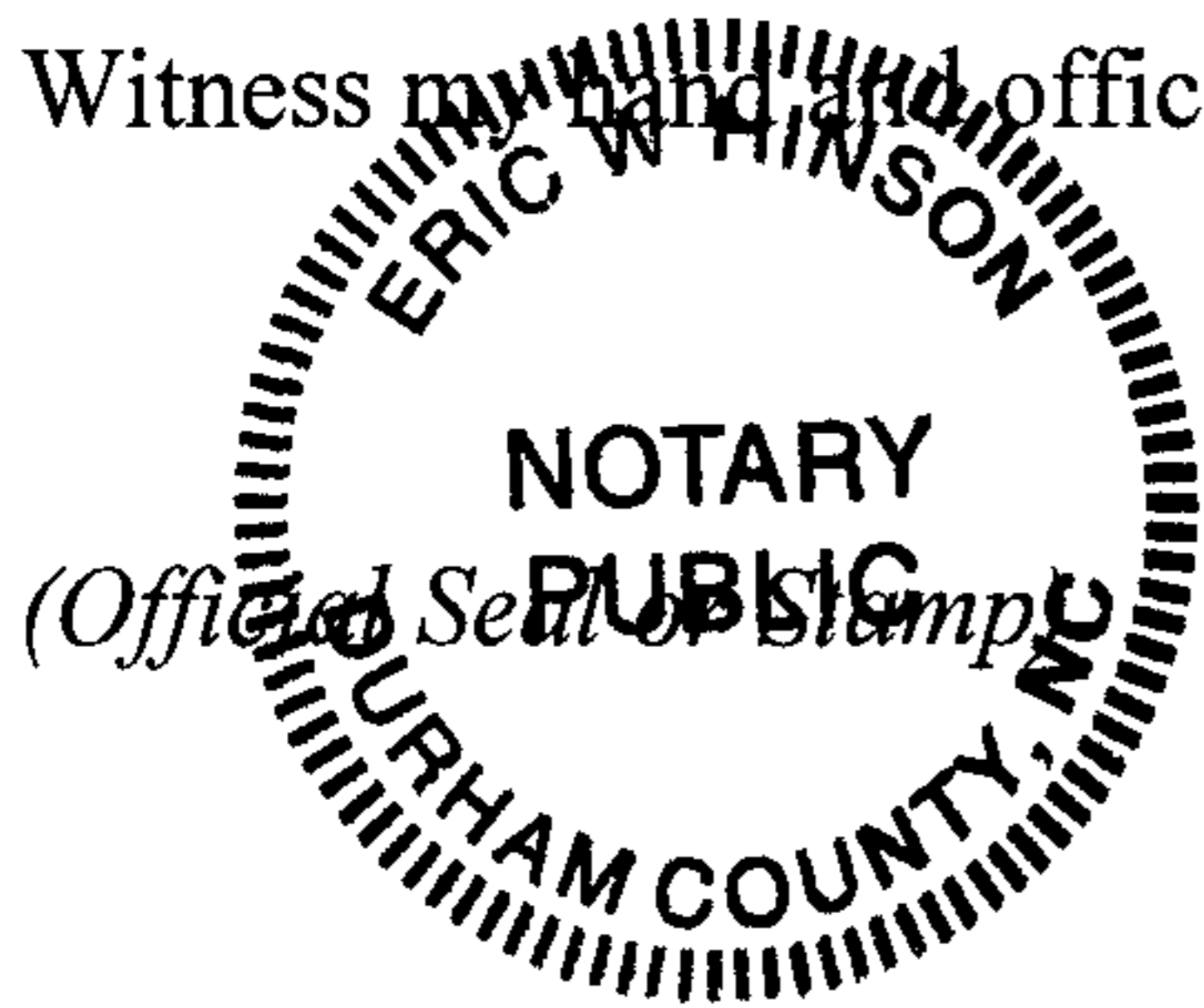


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STATE OF NORTH CAROLINA, ORANGE COUNTY ss:

I, Eric W. Hinson, a Notary Public of the State of North Carolina, County of Durham, do hereby certify that William Munsee, personally appeared before me this day and acknowledged that (s)he is Post Commander and an Authorized Signatory of Chapel Hill Post No. 6, American Legion, Incorporated, a North Carolina Non-Profit corporation, and further acknowledged that by authority duly given, (s)he signed the foregoing and annexed instrument in its name on behalf of the said Non-Profit corporation.

Witness my hand and official seal, this the 30<sup>th</sup> day of MARCH, 2017.



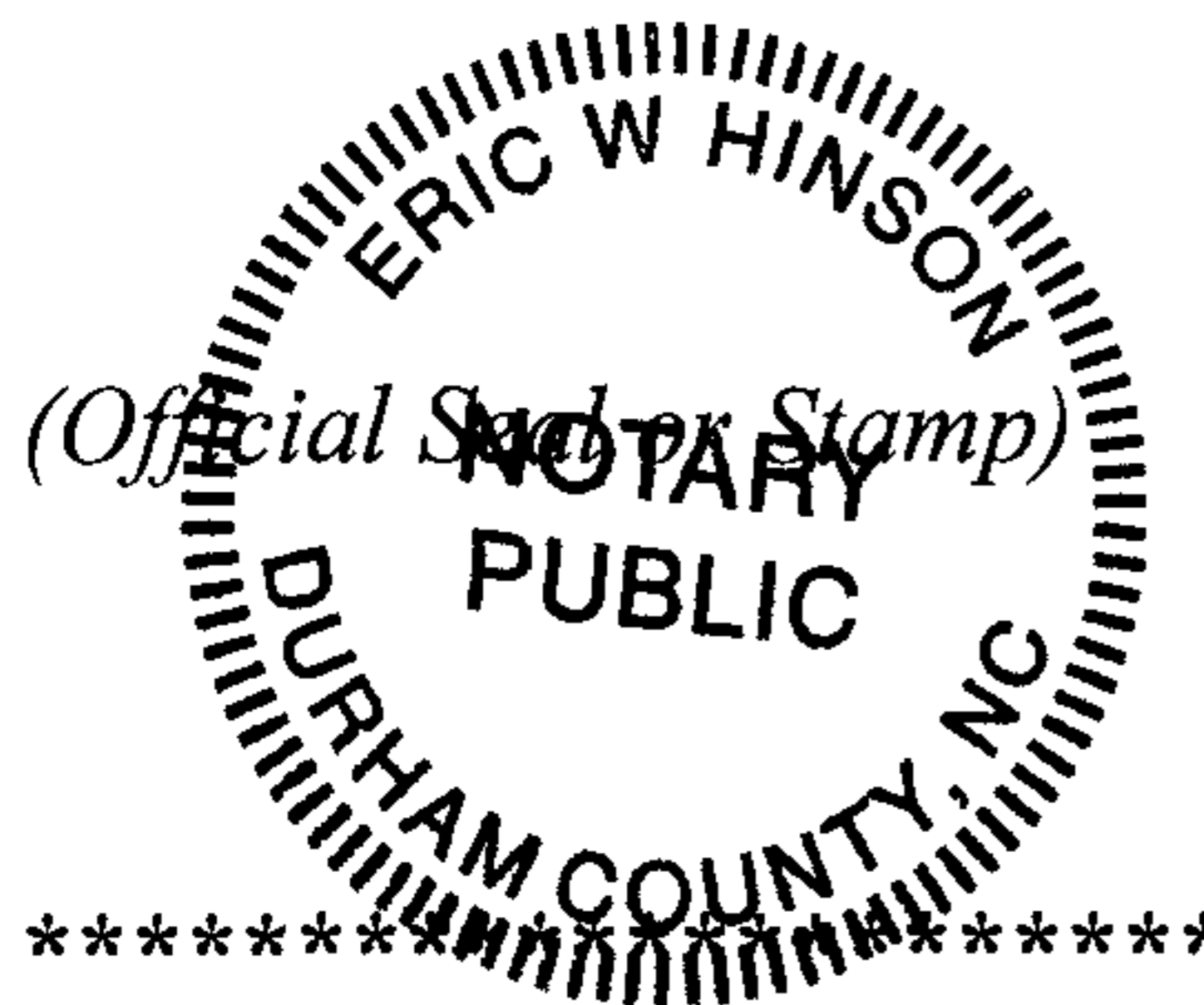
Notary Public  
My Commission Expires: 11/24/2021

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STATE OF NORTH CAROLINA, ORANGE COUNTY ss:

I, Eric W. Hinson, a Notary Public of the State of North Carolina, County of Durham, do hereby certify that Lee Heavlin, personally appeared before me this day and acknowledged that (s)he is Adjutant and an Authorized Signatory of Chapel Hill Post No. 6, American Legion, Incorporated, a North Carolina Non-Profit corporation, and further acknowledged that by authority duly given, (s)he signed the foregoing and annexed instrument in its name on behalf of the said Non-Profit corporation.

Witness my hand and official seal, this the 30<sup>th</sup> day of MARCH, 2017.



Notary Public  
My Commission Expires: 11/24/2021

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**EXHIBIT "A"**

**PIN:**

*9799467392*

Parcel 1

*EW4*  
All that certain lot or parcel of land situated lying and being on the Southeast side of American Legion Drive or the Secondary State Road No. 1741 and formerly known as the Old Chapel Hill-Durham Road, and more particularly described as BEGINNING at an iron stake in the Southeast property line of the said road in the line of other property of the party of the second part and running thence with the line of that property South 21° 18' ~~West~~ *East* 849.05 feet to an iron pipe; running thence along a new line North 39° 04' West 784.5 feet to an iron stake in the property line of the above mentioned road; running thence with the property line of said road North 45° ~~38'~~ *38'* East 260 feet to the beginning, containing 2.33 acres, more or less, and as surveyed by Hugh B. McFarling, Registered Land Surveyor, on January 7, 1961.

*PIN 9799555951 MSB*

Parcel 2

*EW4*  
All of that certain tract or parcel of land situated, lying and being on the Southeast side of the Old Chapel Hill-Durham Road and being a part of Tract No. 5 of the CAIN McFARLAND SUBDIVISION and more particularly described as BEGINNING in the center of the said road, the Southwest corner of Tract No. 6 of the said subdivision and running thence with the line the said tract South 60° East 1439 feet to a stake; running thence South 0° 45' West 894 feet to a stake; running thence North 88° 30' West 882 feet to a stake, a new corner with Joe McFarland; running thence with the said McFarland's new line North 21° 10' West 1535 feet to the center of said Old Chapel Hill-Durham Road; running thence along the center line of the said road North 43° 30' East 260 feet to the Beginning, containing 33.2 acres as surveyed by F.M. Carlisle, Registered Engineer, in September, 1954.