

3  
JB

1  
1



Doc No: 30058162  
Recorded: 09/30/2021 12:52:51 PM  
Fee Amt: \$26.00 Page 1 of 3  
Excise Tax: \$150.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK 6747 PG 2162 - 2164 (3)

*James Alan Boston Jr*

**GENERAL WARRANTY DEED**

PIN # 9834-36-8279 DBP

Prepared by: D. MICHAEL PARKER  
Return to: Grantee @ 120 West Whitner Street, Anderson, SC 29621  
Revenue Stamps = \$150.00

NORTH CAROLINA  
ORANGE COUNTY

**THIS DEED**, made and entered into this the 30 day of September, 2021,  
by and between, **NEPALESE INVESTMENT GROUP, LLC**, a North Carolina limited  
liability company, Party of the First Part, (hereinafter referred to as "Grantor"), and  
**ORANGE COUNTY INVESTMENT PARTNERSHIP**, a South Carolina General  
Partnership, Party of the Second Part, (hereinafter referred to as "Grantee"),

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to them in hand paid and other good and valuable considerations, 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 tract or parcel of land located in the **Township of Cheeks, County of Orange County, North Carolina** and being more particularly described as follows:

BEGINNING at an iron stake set in the northeast corner of property belonging now or formerly to Jimmy Noell as shown on the plat recorded in Plat book 31, page 93, Orange County Registry; running thence North 83° 33' 32" West 152.00 feet to an iron stake set on the eastern margin of the right of way to Buckhorn Road; running thence with the eastern margin of the right of way to Buckhorn Road North 15° 01' 35" East 182.01 feet to an iron stake, a corner of existing property of the Grantee, Orange County Investment Partnership; running thence with Orange County Investment Partnership South 80° 33' 24" East 86.69 feet to an iron stake, also a corner with existing property of the Grantee, Orange County

Investment Partnership; running thence with Orange County Investment Partnership South 05° 51' 42" East 179.55 feet to the place and point of beginning, and being designated as Lot 1, containing 0.49 acre, more or less, as shown on Plat of survey by Boswell Surveyors entitled "NEPALESE INVESTMENT GROUP, LLC."

The above property is that portion of the property acquired by the Nepalese Investment Group, LLC by the deed recorded in Book 6292, page 572, Orange County Registry and shown on the plat recorded in Plat Book 75, page 44, Orange County Registry that is located on the east side of Buckhorn Road.

The above-described property is to be merged with the property of Orange County Investment Partnership described by the deed recorded in Book 4126, page 223, Orange County Registry.

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

And the Grantor covenants with the Grantee that the Grantor is seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be signed under seal in its name by its manager as the official act of the limited liability company, the day and year first above written.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

**NEPALESE INVESTMENT GROUP, LLC**  
**a North Carolina limited liability Company**

By: Bal Kishor Sharma (SEAL)  
**BAL K. SHARMA, Manager**

\*\*\*\*\*

CHICAGO, ILLIONOIS  
COUNTY OF COOK

I, Eunig Johnson, Notary Public of the county and state aforesaid, do hereby certify that **BAL K. SHARMA** personally appeared before me this day and acknowledged that he is the Manager of **NEPALESE INVESTMENT GROUP, LLC, a North Carolina limited liability company**, and acknowledged on behalf of the company. the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 27 day of September ~~2020~~ 2021

[Signature]  
Notary Public

Eunig Johnson  
Print or type Name of Notary Public

My Commission Expires: 11/03/2021

s000/NEPALESE INVESTMENT GROUP, LLC

