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BK 6652 PG 2292 - 2294 (3) DOC# 30018994
This Document eRecorded: 04/09/2020 03:21:40 PM
Fee: \$26.00 Tax: \$2,030.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by MOLLY KEMPA

Excise Tax: \$2,030.00

PIN: 9799481814

Instrument Prepared By & Return To: Burns, Day & Presnell, P.A. (JMD), PO Box 10867, Raleigh, NC 27605

Short Description for Index: 5.5 acres - PB 113/191

The property does not include the primary residence of Grantor.

HP

**NORTH CAROLINA
ORANGE COUNTY**

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

THIS DEED is made this APR 8, 2020, by and between **Beverlee Smith-Fendt, as Executrix of the Estate of Mildred M. Scott, and as Trustee of the Mildred M. Scott Revocable Trust**, 2146 East Old Chapel Hill Road, Chapel Hill, North Carolina 27514, **GRANTOR**, and **SHG, LLC**, a North Carolina limited liability company, 3141 John Humphries Wynd, Suite 200, Raleigh, NC 27612, Attn.: R. Doyle Parris, **GRANTEE**. (As used in this instrument, the designation of Grantor and Grantee shall include the named parties, and their heirs, successors and assigns, and shall include the singular or plural number, and the masculine, feminine, or neuter gender, both as the context requires.)

WITNESSETH:

GRANTOR, for a valuable consideration paid by Grantee, the sufficiency and receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee, in fee simple, all that certain real property (the "**Real Property**") lying in Orange County and described as follows:

Being all of that tract located on Erwin Road in Chapel Hill, NC and containing approximately 5.5 acres as shown on that plat recorded at Plat Book 113, Page 191, Orange County Registry

The Real Property was acquired by Grantor by that instrument recorded in Book 13248, Page 634, Orange County Registry.

TO HAVE AND TO HOLD the Real Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title to the Real Property against the lawful claims of all persons claiming by, under, or through Grantor, except for the following exceptions:

[See Exhibit A Attached]

Submitted electronically by Burns, Day and Presnell, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.