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20171206000239350 DEED
Bk:RB6398 Pg:584
12/06/2017 04:39:00 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1400.00

NA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,400.00
Parcel Identifier: 9825-79-9832 Verified by SLB County on the ___ day of ___, 20___
By: _____

Mail/Box to: Cheshire & Parker
This instrument was prepared by: Ralph M. Hill, Jr. (without benefit of title examination)
Brief description for the Index: _____

THIS DEED made this _____ day of December, 2017, by and between

GRANTOR	GRANTEE
LARRY CARROLL J.D. CECIL SONYA C. CECIL	FRANKLIN LEGACY, LLC a North Carolina limited liability company 504 Meadowlands Dr. Hillsborough, NC 27278 J.W.

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 City of Mebane, Haw River Township, Orange County, North Carolina and more particularly described as follows:

For property description reference is hereby made to "Exhibit A" attached hereto and made a part hereof.

Property herein described is not Grantor's principal residence.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5865 at Page 306, Orange County. A map showing the above described property is recorded in Plat Book 89 at Page 151, 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 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, other than the following exceptions:

Restrictions, easements and rights of way of record pertaining to the property herein described.

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

[Signature] (SEAL)
Larry Carroll

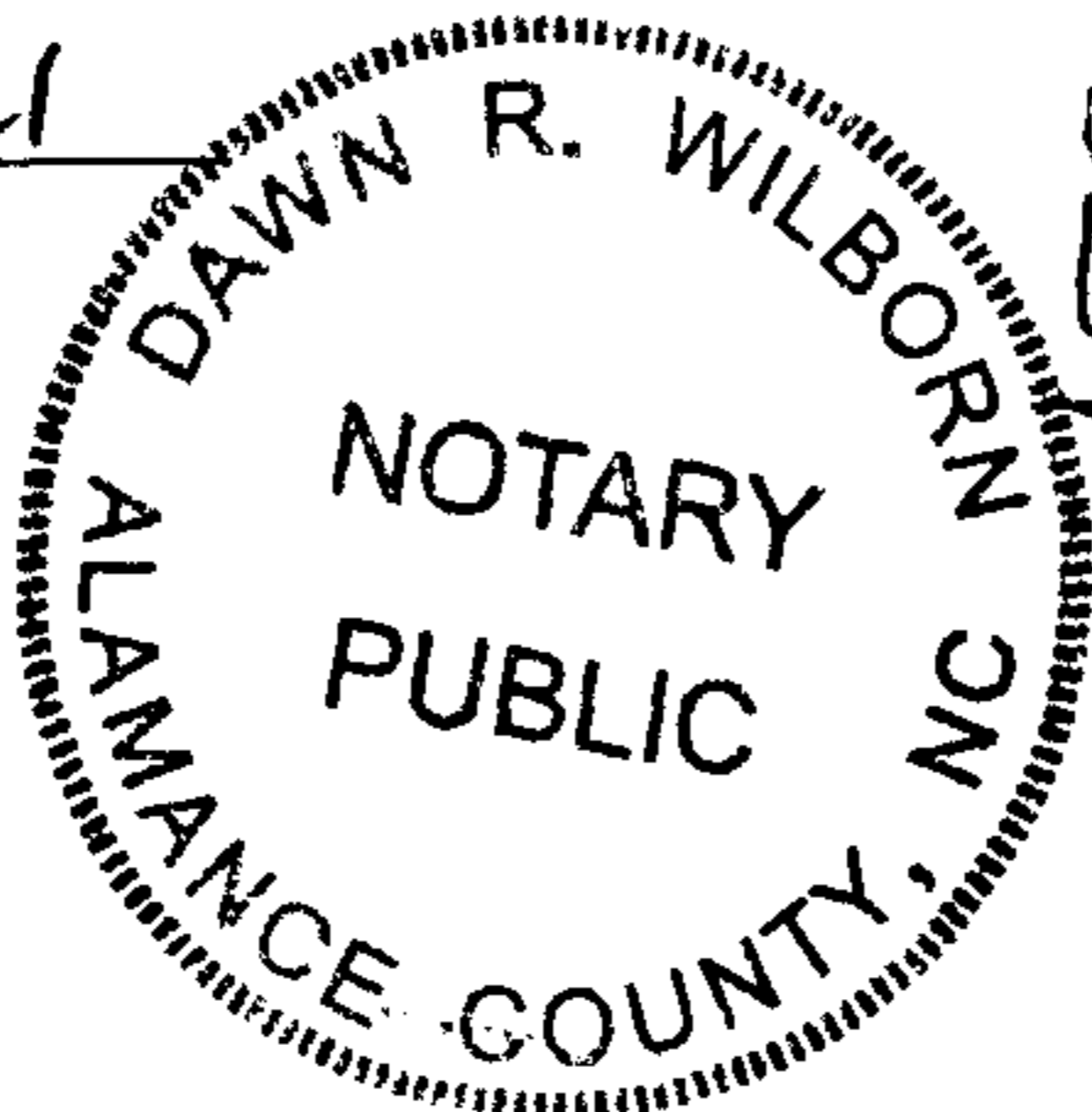
[Signature] (SEAL)
J.D. Cecil

[Signature] (SEAL)
Sonya C. Cecil

STATE OF NC
COUNTY OF Alamance

I, Dawn R. Wilborn, a Notary Public of the County and State aforesaid, certify that Larry Carroll, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the 6 day of December, 2017.

My Commission Expires: 7.31.2021

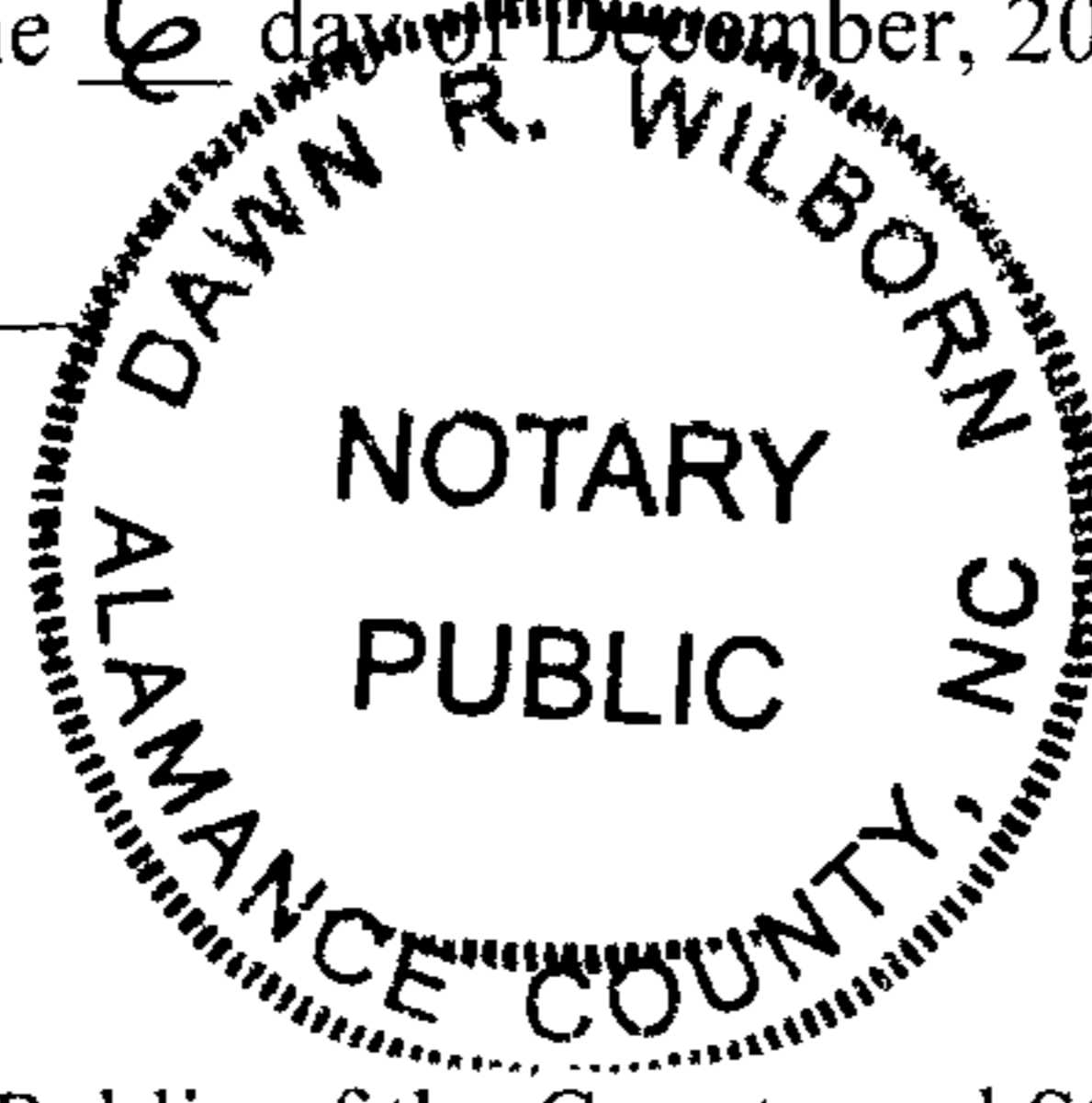


[Signature]
Notary Public

STATE OF NC
COUNTY OF Alamance

I, Dawn R. Wilborn, a Notary Public of the County and State aforesaid, certify that J.D. Cecil personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the 6 day of December, 2017.

My Commission Expires: 7.31.2021

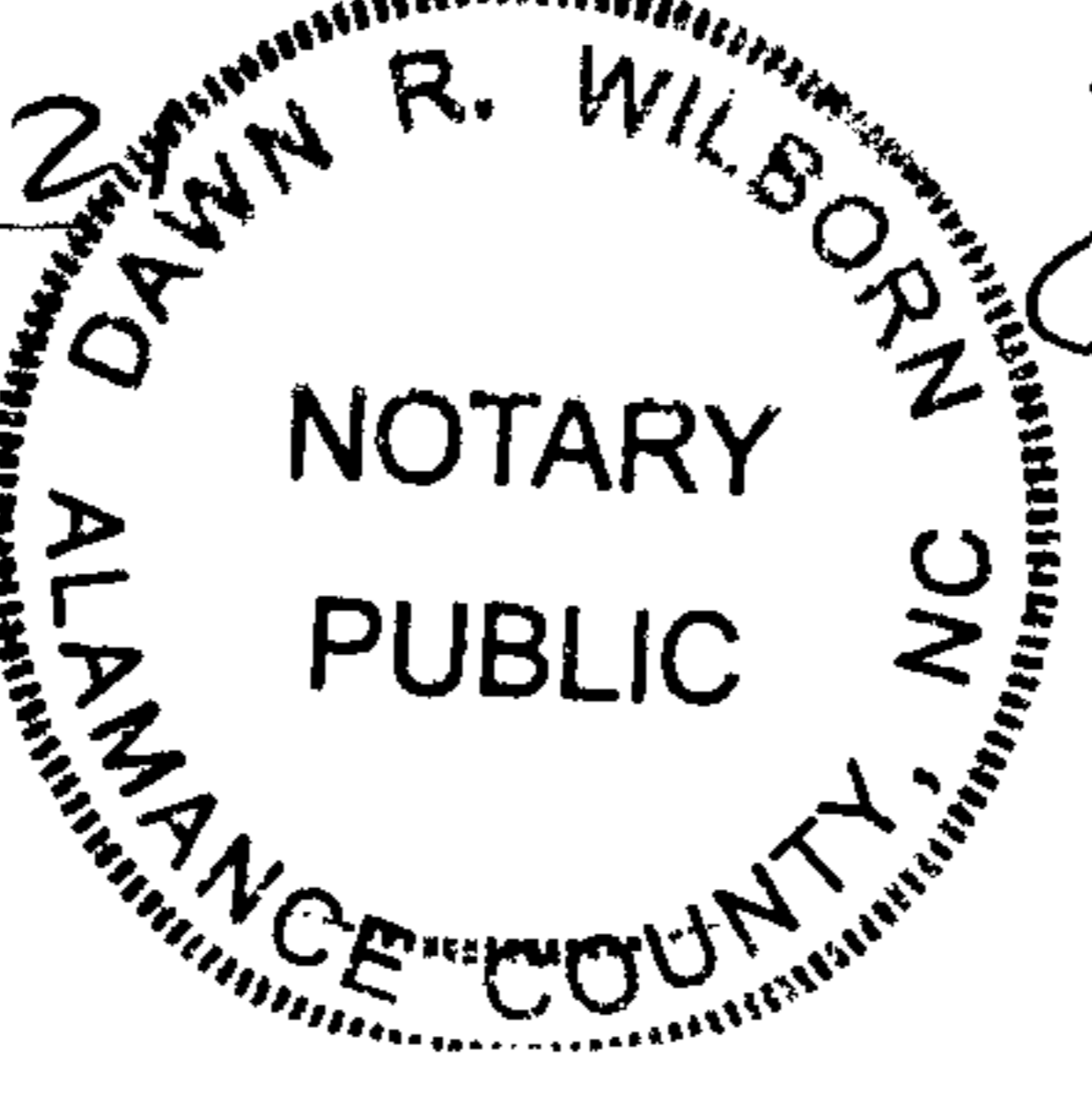


[Signature]
Notary Public

STATE OF NC
COUNTY OF Alamance

I, Dawn R. Wilborn, a Notary Public of the County and State aforesaid, certify that ^{Sonya C. Cecil} ~~J.D. Cecil~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. WITNESS my hand and official stamp or seal, the ___ day of December, 2017.

My Commission Expires: 7.31.2021



[Signature]
Notary Public

The foregoing Certificate(S) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant-Register of Deeds



EXHIBIT "A"
Legal Description

That certain tract or parcel of land containing 29.01 acres, more or less, shown and described as Tract C on the plat prepared by ENT Land Surveys, Inc. entitled "Property Surveyed for Bruce W. Curtis" dated September 21, 1999, and recorded in the Orange County Registry in Plat Book 84, Page 69; being also all of the property not included with Lots 1,2,3,4 and 5 (and designated as "29.01 Ac. Remaining") as shown on the plat prepared by ENT Land Surveys, Inc. entitled "Cherry Place" dated June 5, 2001 (revised December 21, 2001), and recorded in the Orange County Registry in Plat Book 89, Page 51.

PIN: 9825-79-9832

