

3032



20160107000002880 DEED  
Bk:RB6061 Pg:498  
01/07/2016 09:46:17 AM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$3000.00

Handwritten initials and a circled signature.

**GENERAL WARRANTY DEED**

Excise Tax: \$3,000.00

Tax Parcel ID No. 9787-14-1770 DB Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ By: \_\_\_\_\_

Mail/Box to: Grantee at 1450 Environ Way, Chapel Hill, North Carolina 27517

This instrument was prepared by: Ralph M. Hill, Jr. (without benefit of title examination)

Brief description for the Index: Lot 2, Plat Book 104, Page 113

THIS DEED, made this the 7<sup>th</sup> day of January, 2016, by and between

**GRANTOR:** **Gustave Frederick Mueller**, a single man, whose mailing address is 1209 Twilight Circle, Mebane, North Carolina, 27302.

**GRANTEE:** **Obey Creek Ventures, LLC**, a North Carolina Limited Liability Company, whose address is 1450 Environ Way, Chapel Hill, North Carolina 27517.

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in Chapel Hill Township, County of Orange, State of North Carolina, more particularly described as follows:

As set forth in Exhibit A.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2061 Page 495, and being reflected on plat(s) recorded in Map/Plat Book 104, page/slide 113.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

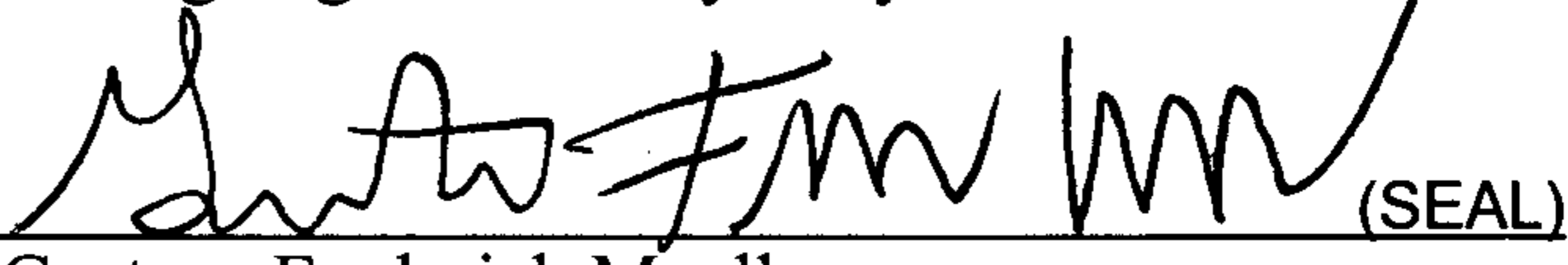
And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

Taxes for the year 2016, and subsequent years, not yet due and payable;  
Easement(s) to Duke Power recorded in Book 2067 at Page 291 Orange County Registry;  
Matters shown on recorded Plat Book 2 at Page 152 and in Plat Book 104 Page 113 Orange County Registry; and  
All zoning ordinances.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

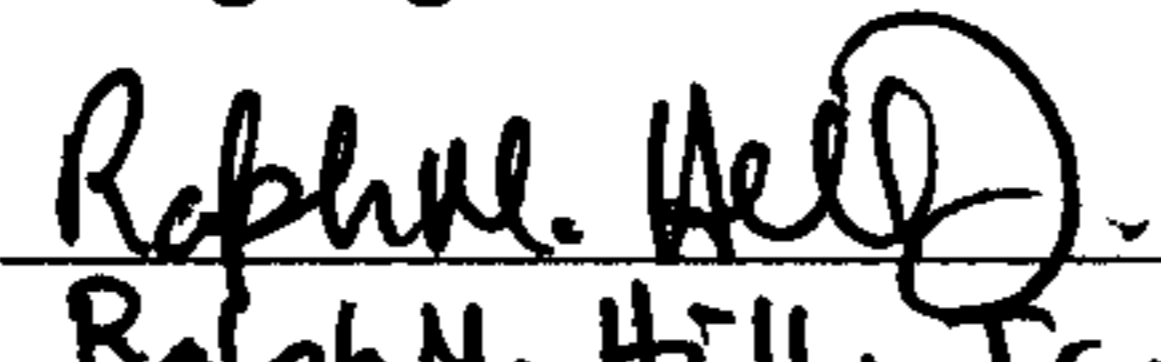
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)  
Gustave Frederick Mueller

State of North Carolina  
County of Alamance

I certify that Gustave Frederick Mueller personally appeared before me this day and acknowledged that he executed the foregoing document.

Date: January 4, 2016

  
Ralph M. Hill, Jr. Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
Oct. 5, 2020

(Official/Notarial Seal)

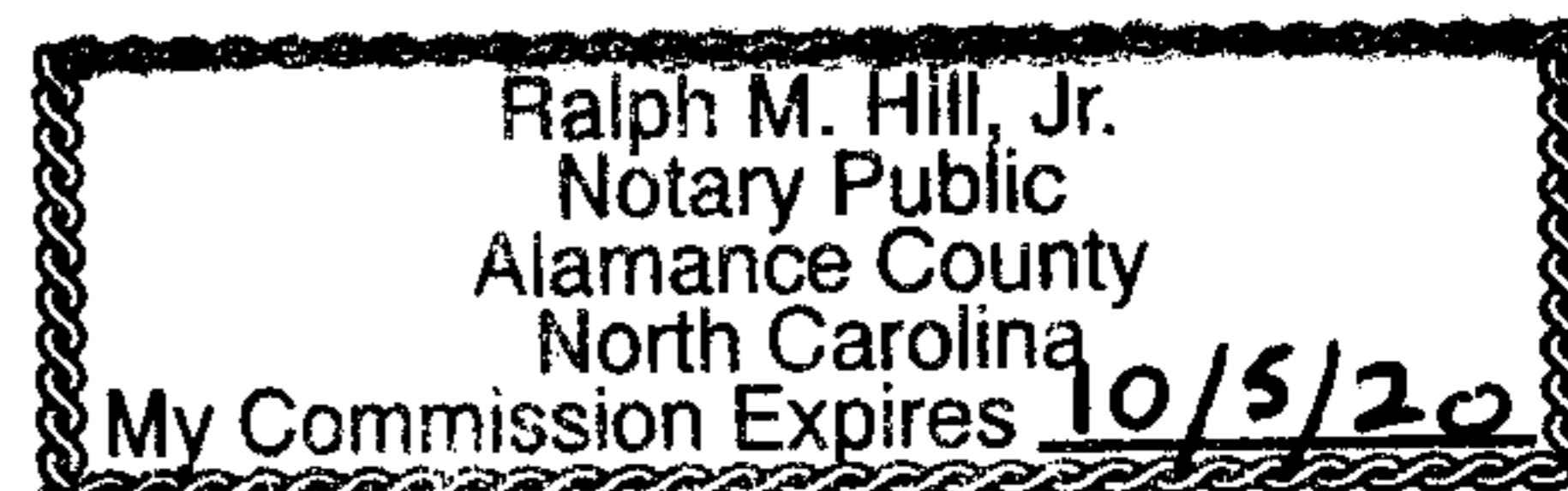


EXHIBIT A  
LEGAL DESCRIPTION

Being all of Lot 2 as shown on plat prepared by Riley Surveying, P.A. and recorded in Plat Book 104, Page 113, Orange County Registry.

