

File
Am



20180706000127380 DEED
Bk:RB6490 Pg:298
07/06/2018 11:31:40 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$4240.00

aw

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,240⁰⁰

9880-24-7453 AB

Parcel Identifier No.: Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/ Box to: Grantee
This instrument was prepared by: Kendall H. Page (KHP) without title examination

Brief Description for the Index: Lot 2, West side of MLK, Jr. Blvd.

THIS DEED made this 3rd day of July 2018, by and between

GRANTOR	GRANTEE
WCA Partners, LLC	State Employees Credit Union 119 N. Salisbury Street Raleigh, NC 27603

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 Orange County, North Carolina and more particularly described as follows:

See Exhibit "A" which is attached and incorporated by reference.

Above described property ___was or was not the primary residence of Grantor(s).

Submitted electronically by "Kendall H. Page, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



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 claim of all persons whomever. Title to the property hereinabove described is subject to the following exceptions: including, but not limited to: 1) any and all restrictions, easements and/or rights of way of record, if any; 2) 2018 taxes.

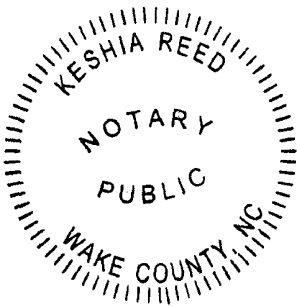
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. By executing this Deed, the Grantor acknowledges that this document has been prepared solely for the transfer of title from the Grantor to the Grantee. Furthermore, Grantor acknowledges that it is not being represented by the preparer of this document in the closing of this sale.

WCA Partners, LLC

William F. Christian (SEAL)
William F. Christian, Member Manager of WCA Partners, LLC

State of North Carolina – County of Wake

Seal/Stamp



I, the undersigned Notary Public of the County and State aforesaid, certify that William F. Christian personally appeared before me this day and acknowledged that he is the Member Manager of WCA Partners, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 10th day of July, 2013.

My Commission Expires: 12/10/2021 Keshia Reed
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

BEING ALL OF LOT 2, AS SEEN ON THAT PLAT ENTITLED "FINAL EASEMENT DEDICATION PLAT, CHAPEL HILL HOUSING, LLC AND WCA PARTNERS, LLC", DRAWN BY BALLENTINE ASSOCIATES, PA, DATED 1/19/15, AND RECORDED IN PLAT BOOK 114, PAGES 72 & 73, ORANGE COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME. REFERENCE IS ALSO MADE TO THAT OWASA UTILITY, WATER AND SANITARY SEWER EASEMENT DETAIL PLAT RECORDED IN PLAT BOOK 114, PAGE 74.

PARCEL: 9880-24-7453

PROPERTY ADDRESS: 1621 MARTIN LUTHER KING, JR BOULVARD, CHAPEL HILL, NC 27514