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Bk: RB6266 Pg: 435
02/22/2017 08:38:39 AM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$600.00

AW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$600.00

Parcel Identifier No. ~~924989430~~ Verified by _____ County on the ____ day of _____, 20____
By: 9824-89-8430 AWB

Mail/Box to: ~~GRANTEE~~ 3 LAKE FOREST COURT, GREENSBORO, NC 27408

This instrument was prepared by: CHANDLER & SCHIFFMAN, PA

Brief description for the Index:

THIS DEED made this 11th day of FEBRUARY, 2017, by and between

GRANTOR	GRANTEE
BYRD FAMILY LIMITED PARTNERSHIP	DENALI INVESTMENT GROUP, LLC
FORWARDING ADDRESS: P.O. BOX 2320 BURLINGTON, NC 27216	MAILING ADDRESS: 3 LAKE FOREST COURT GREENSBORO, NC 27408

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

BEING ALL OF LOT 2, "RECOMBINATION OF LOT NO. 3 AS SHOWN ON PLAT BOOK NO. 15 AT PAGE 128 AS SHOWN ON PLAT BOOK NO. 89 AT PAGE 150, OF THE BYRDS FAMILY LIMITED PARTNERSHIP", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 111, AT PAGE 183, IN THE OFFICE OF THE REGISTER OF DEEDS OF ORANGE COUNTY, NORTH CAROLINA.

submitted electronically by "Chandler & Schiffman, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



The property hereinabove described was acquired by Grantor by instrument recorded in Book 1638, page 410.

A map showing the above described property is recorded in Plat Book 111, Page 183.

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:

ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

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

BYRD FAMILY LIMITED PARTNERSHIP
(Entity Name)

By: Vickie D. Byrd
VICKIE D. BYRD
Title: **GENERAL PARTNER**



State of North Carolina - County of GUILFORD

I, the undersigned Notary Public of the County and State aforesaid, certify that **VICKIE D. BRYD** personally came before me this day and acknowledged that he is the **GENERAL PARTNER** of **BYRD FAMILY LIMITED PARTNERSHIP** a North Carolina Limited Partnership Company, and that by authority duly given and as the act of such 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 16th day of **FEBRUARY, 2017**.

My Commission Expires: 4-20-18

[Signature]
Notary Public