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EMC

2014032500047120 DEED  
Bk:RB5767 Pg:327  
03/25/2014 11:49:14 AM 1/3

FILED Deborah B. Brooks  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$3300.00

ND

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

1/2

Excise Tax: \$ 3,300.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 9880-23-6813
Mail after recording to: Grantee	<del>9778-83-2578</del>
This instrument was prepared by: C. Thomas Biggs, a Licensed North Carolina Attorney	9778-73-9244 RB

THIS DEED made this 18th day of March, 2014 by and between

**GRANTOR**

TMJPC, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Mailing Address:  
P. O. Box 3429  
Durham, NC 27702

**GRANTEE**

ACG DURHAM, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

Mailing Address:  
2054 Kildaire Farm Rd., #413  
Cary, NC 27518

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 <sup>Carrboro</sup> ~~Chapel Hill~~, Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

Those parcel or tracts of land described on EXHIBIT A attached hereto and made a part hereof as if specifically set forth at this point.



The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, \_\_\_\_\_ County Registry.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

The above described property \_\_\_\_\_ does XXX does not include the primary residence of Grantor.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

TMJPC, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

By: *C. Thomas Biggs*  
C. Thomas Biggs, Member-Manager

NORTH CAROLINA DURHAM COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: C. Thomas Biggs, Member-Manager  
Grantor(s) on behalf of the LLC. Witness my hand and official stamp or seal, this the 19th day of March, 2014.

My Commission Expires: 7-31-2018

*Mary Jo Daniel*  
Notary Public

Print Notary Name: MARY JO DANIEL





EXHIBIT A  
LEGAL DESCRIPTION

Rocky Brook Mobile Home Park - South Greensboro St., Carrboro, NC - Chapel Hill  
Township, Orange County

That tract of land containing 9.25 Acres conveyed to BI-Co, a Partnership by Property Investors, Inc. by deed dated April 30, 1982, recorded in Book 460 at Page 354, Orange County Registry, excepting however therefrom that tract conveyed William Terry Carden and wife by deed dated May 6, 1985, recorded in Book 514 at Page 414, Orange County Registry, and also that that property taken by the Department of Transportation by Consent Judgment in Book 1044 at Page 372, Orange County Registry, to which plat and deeds reference is hereby made for a more particular description of same.

TOGETHER with and in addition thereto all rights of easement conveyed in Book 514 at Page 442, Orange County Registry.

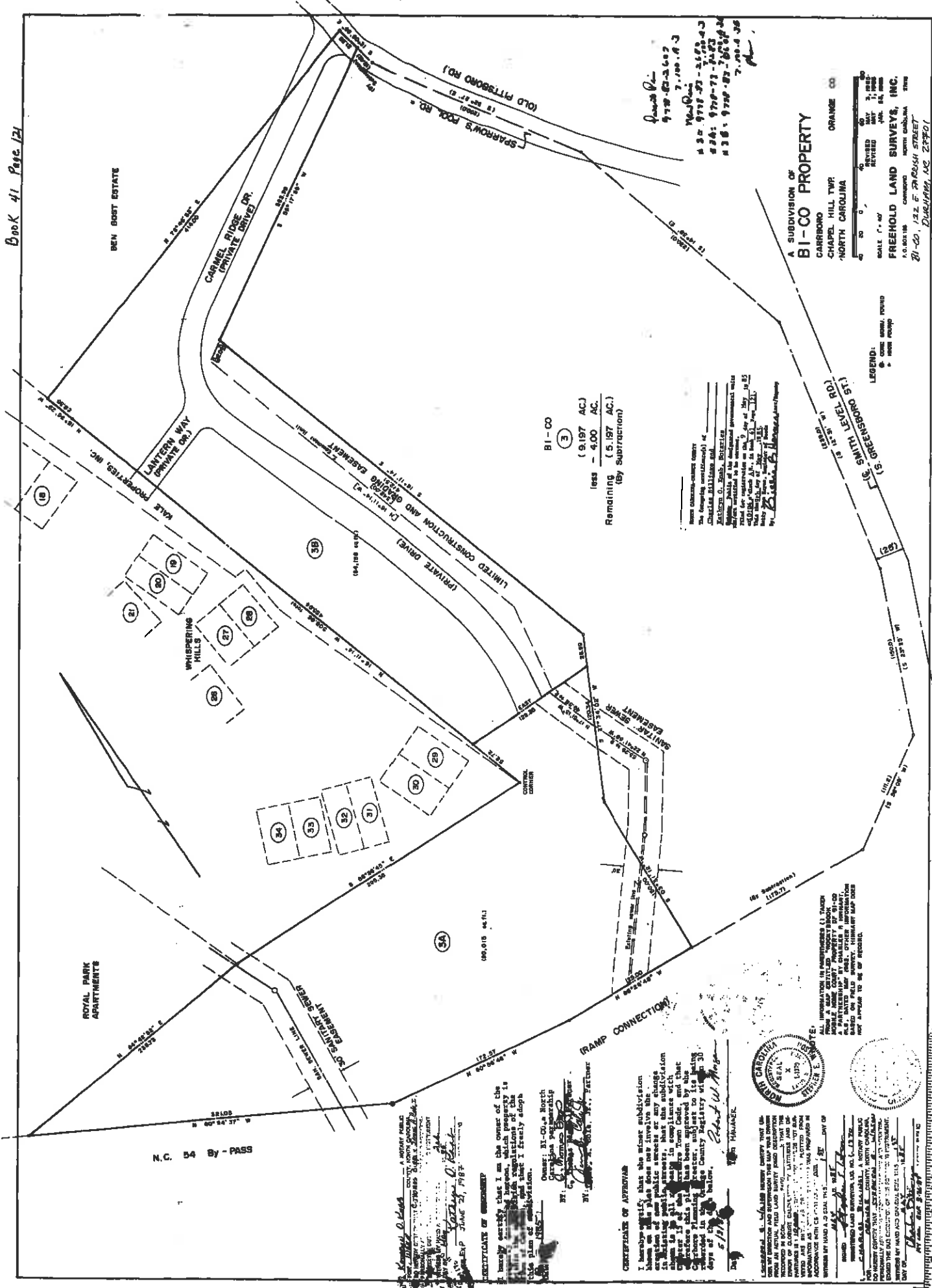
The above described property is more particularly shown as Tracts 3 and 3A on plat of Subdivision of BI-CO PROPERTY, described in Plat Book 41 at Page 121, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

TRACT 3: PIN 9778-83-2578  
TRACT 3A: PIN 9778-73-9244

Airport Road Mobile Home Park - Martin Luther King Parkway, Chapel Hill, NC  
Chapel Hill Township, Orange County

That tract of land located on the west side of NC Hghwy. 86 (Martin Luther King Parkway), containing 4.43 Acres, and being shown on Boundary Survey, Property of BI-CO RENTALS, L.L.C., as per plat and survey thereof now on file in the Office of the Register of Deeds of Orange County in Plat Book 83 at Page 63, to which plat reference is hereby made for a more particular description of same.

PIN: 9880-23-6873



132-9718-23-2472-43  
 972-40-2607  
 7,000.00  
 132-9718-23-2472-43  
 972-40-2607  
 7,000.00

A SUBDIVISION OF  
**BI-CO PROPERTY**  
 CARRBORO  
 CHAPEL HILL TWP  
 NORTH CAROLINA  
 ORANGE CO

SCALE 1" = 40'  
 0 20 40  
 METERS  
 0 20 40  
 FEET  
 FREEHOLD LAND SURVEYS, INC.  
 100 SOUTH STREET  
 NORTH CAROLINA 27501  
 BI-CO, DUEKHAM, NC 27501

BI-CO  
 ( 9.197 AC.)  
 less - 4.00 AC.  
 Remaining ( 5.197 AC.)  
 (By Subtraction)

THESE CALCULATIONS WERE  
 MADE BY THE ENGINEER (NAME) AT  
 CHAPEL HILL, NORTH CAROLINA  
 ON THIS DATE (DATE)  
 THE CALCULATIONS WERE MADE  
 FROM THE ORIGINAL SURVEY  
 RECORDS AND FIELD NOTES  
 OF THE SURVEYOR (NAME)  
 AND ARE SUBJECT TO THE  
 USUAL LIMITATIONS OF  
 A SURVEY OF THIS NATURE.  
 THE ENGINEER ASSUMES NO  
 LIABILITY FOR THE ACCURACY  
 OF THESE CALCULATIONS.  
 (NAME)  
 (ADDRESS)  
 (CITY)

LEGEND:  
 (Symbol) CONCRETE PAVED  
 (Symbol) ASPHALT PAVED  
 (Symbol) GRAVEL DRIVEWAY

ROYAL PARK APARTMENTS

N.C. 54 By - PASS

I, *(Name)*, Surveyor,  
 do hereby certify that I am the owner of the  
 above described property, which property is  
 shown on the attached plan and that I freely  
 give this plan of subdivision.  
 Owner: BI-CO, a North  
 Carolina partnership  
 by *(Name)*  
 by *(Name)*  
 dated June 21, 1987

CERTIFICATE OF APPROVAL  
 I hereby certify that the above subdivision  
 is in accordance with the provisions of the  
 subdivision laws of the State of North Carolina  
 and that the subdivision is in compliance  
 with the provisions of the subdivision laws  
 of the State of North Carolina.  
 Surveyor: *(Name)*  
 dated June 21, 1987

CERTIFICATE OF APPROVAL  
 I hereby certify that the above subdivision  
 is in accordance with the provisions of the  
 subdivision laws of the State of North Carolina  
 and that the subdivision is in compliance  
 with the provisions of the subdivision laws  
 of the State of North Carolina.  
 Surveyor: *(Name)*  
 dated June 21, 1987



ALL INFORMATION IN PARAGRAPHS (1) THROUGH  
 (4) ABOVE IS THE PROPERTY OF THE  
 ENGINEER AND IS NOT TO BE  
 REPRODUCED OR TRANSMITTED IN ANY  
 FORM OR BY ANY MEANS, ELECTRONIC  
 OR MECHANICAL, INCLUDING PHOTOCOPYING,  
 RECORDING, OR BY ANY INFORMATION  
 STORAGE AND RETRIEVAL SYSTEM,  
 WITHOUT THE WRITTEN PERMISSION OF  
 THE ENGINEER.

