

7 MB



20170127000017490 DEED
Bk:RB6256 Pg:17
01/27/2017 12:10:28 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$1272.00

NA

PREPARED BY: William D. Bernard, a licensed North Carolina attorney (without title examination). Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

RETURN TO: William D. Bernard, 504 Meadowlands Drive, Hillsborough, NC 27278

REVENUE STAMPS: \$1,272.00

PIN: 9824-32-8937

LKB

NORTH CAROLINA SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 27th day of January, 2017 by and between:

GRANTOR: **ROBERT A. FINKLE** and spouse, **JOANNE FINKLE**
4022 Cole Mill Road Durham, NC 27712

GRANTEE: **BOWMAN ROAD PARTNERS, LLC**, a North Carolina limited liability company
504 Meadowlands Drive, Hillsborough, NC 27278

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple all of that certain tract or parcel of land located in Cheeks Township, Orange County, North Carolina, and more particularly described as follows:

BEING ALL OF THE AREA DESIGNATED AS "NEW PARCEL A 39.622 ACRES +/- INCLUDING AREA IN RIGHT OF WAY. ALL IN ORANGE COUNTY." AS SHOWN ON A PLAT OF SURVEY ENTITLED "FINAL PLAT - BOUNDARY SUBDIVISION SURVEY FOR THE MEADOWS" BY SUMMIT DESIGN AND ENGINEERING SERVICES, WHICH PLAT IS RECORDED IN PLAT BOOK 116, PAGES 2 AND 3, ORANGE COUNTY REGISTRY, AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME.

The above-described tract or parcel of land was acquired by Grantor by instrument recorded in Book 6163, Page 26, Orange County Registry.

All or a portion of the tract or parcel of land herein conveyed ___ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above-described tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.



Grantor covenants with 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, other as follows:

1. Matters shown on those certain plats of survey recorded in Plat Book 116, Pages 2 and 3, Orange County Registry.
2. Deed of Trust in favor of Bank of North Carolina recorded in Book 6163, Page 49, Orange County Registry, as amended, modified and/or supplemented from time to time.
3. UCC-1 Financing Statement in favor of Bank of North Carolina recorded in Book 6163, Page 58, Orange County Registry, as amended, modified and/or supplemented from time to time.
4. Restrictions, easements, rights of way and other matters appearing of record as of the date hereof.
5. Ad valorem taxes and assessments, if any, for 2017 and subsequent years.

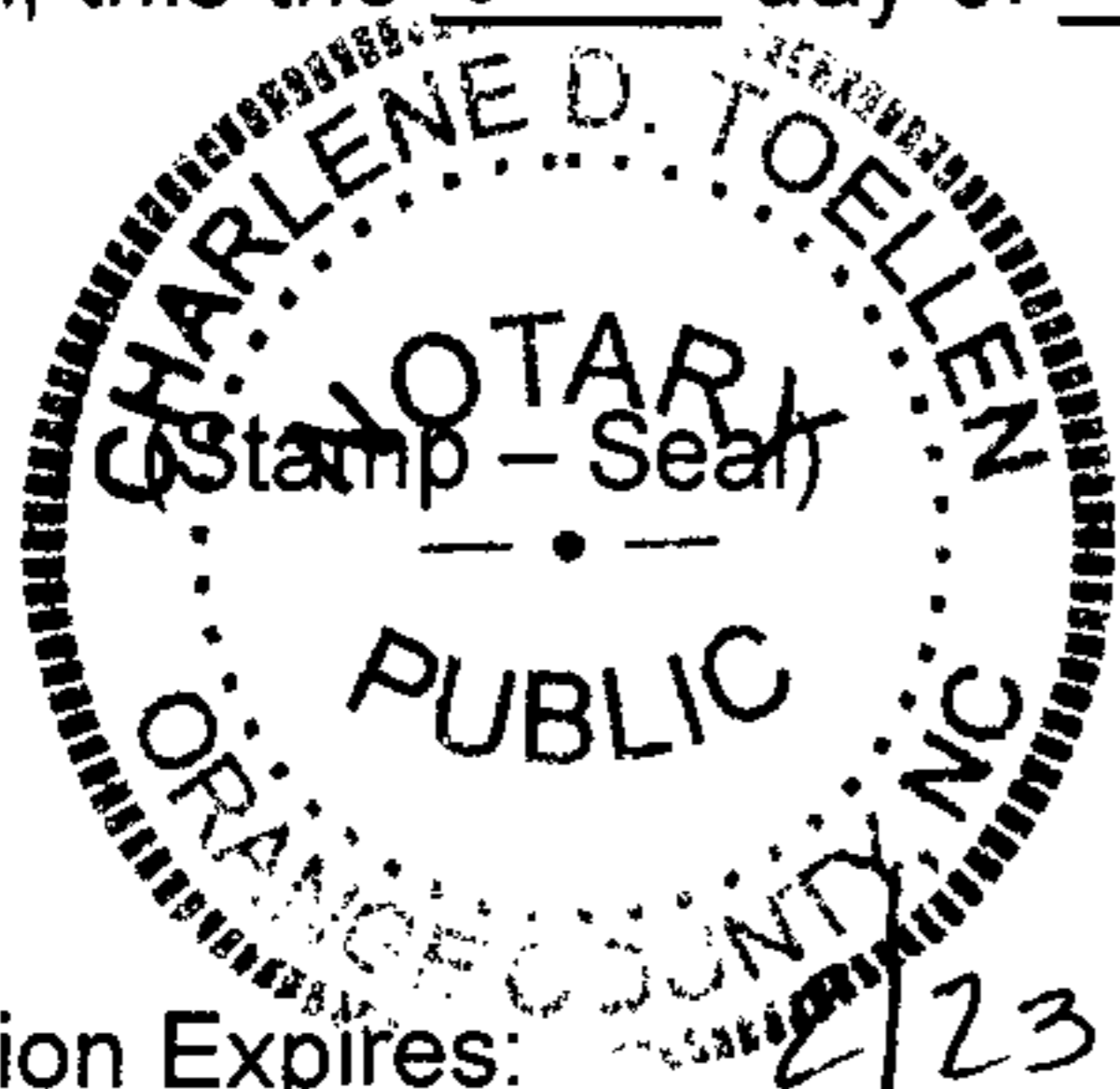
IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed effective as of the day and year first above written.

Robert A. Finkle (Seal)
Robert A. Finkle

Joanne Finkle (Seal)
Joanne Finkle

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that **ROBERT A. FINKLE** and spouse, **JOANNE FINKLE**, each personally appeared before me this day and acknowledged that he or she voluntarily signed the foregoing instrument for the purposes therein stated. Witness my hand and official stamp or seal, this the 27th day of January, 2017.



Charlene D. Toellen
Signature of Notary Public

Charlene D. Toellen
Printed or Typed Name of Notary Public

My Commission Expires: 2/23/20