

34081



Official Document

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,400.00

PIN #9873-07-5334

Mail/Box to: Grantee

KPC

This instrument was prepared by: Bradshaw Robinson Slawter LLP, P.O. Box 607, Pittsboro, NC 27312

Brief description for the Index: Lot 5, Phase IA, Old Mill Business Park, Hillsborough

THIS DEED made this 22nd day of July, 2021, by and between

GRANTOR	GRANTEE
SUZANNE FAULKNER and husband, MICHAEL FAULKNER	BRET O'NEILL and wife, DOROTHY O'NEILL, and NANCY J. FOIL and husband, JAMES CLAYTON III
144 E. King Street #1102 Hillsborough, North Carolina 27278	205 Millstone Drive Hillsborough, North Carolina 27278

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Orange County, North Carolina and more particularly described as follows:

BEING ALL OF Lot #5, Phase IA of Old Mill Business Park and containing 1.00 acres, more or less, as per plat recorded in Plat Book 73, Page 174 of the Orange County Registry to which plat reference is hereby made for a more particular description of the same.

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

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The property hereinabove described was acquired by Grantor by instrument recorded in **Book 4545, Page 103, Orange County Registry.**

All or a portion of the property herein conveyed does not include the primary residence of a 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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. The lien of taxes or assessments for the year 2021, and subsequent years, not yet due and payable.
2. Zoning, land use and building laws, regulations and ordinances affecting the property.
3. All matters shown upon the plat recorded in Plat Book 73, Page 174, Orange County Registry.
4. Deed of Easement to the Town of Hillsborough recorded in Book 4207, Page 180, Orange County Registry.
5. Declarations of Restrictive Covenants for Old Mill Business Park recorded in Book 1363, Page 202, Orange County Registry, and any amendments thereto.
6. Infiltration Trench Operation & Maintenance Plan recorded in Book 4736, Page 233, Orange County Registry.

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

Suzanne Faulkner (SEAL)
SUZANNE FAULKNER

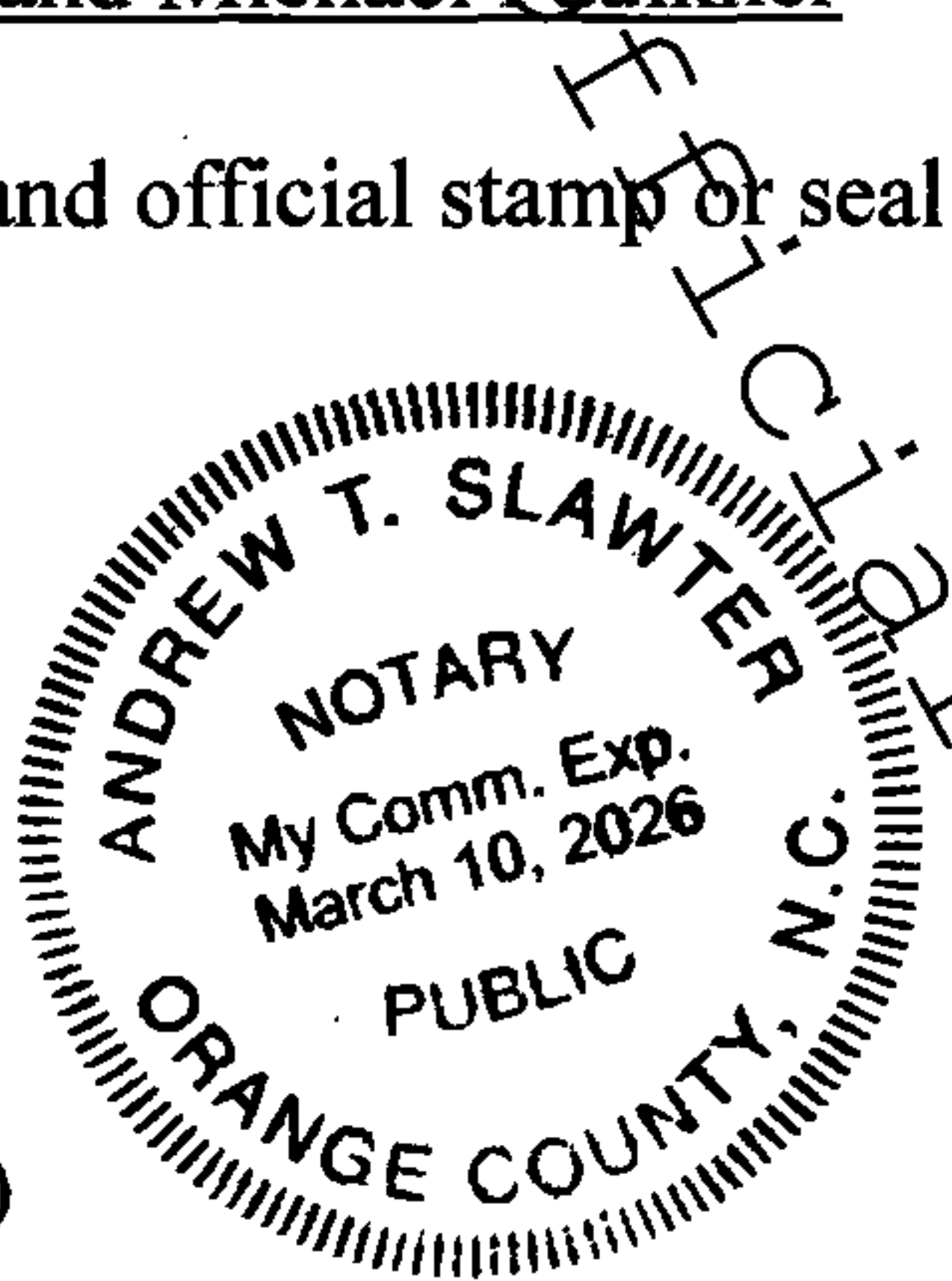
Michael Faulkner (SEAL)
MICHAEL FAULKNER

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

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:
Suzanne Faulkner and Michael Faulkner

Witness my hand and official stamp or seal this the 21st day of July, 2021.



Andrew T. Slawter
Andrew T. Slawter, Notary Public

My Commission Expires: March 10, 2026

(NOTARY SEAL)

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