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Official Document

Prepared by Kim K. Steffan, Steffan & Associates, P.C., 2411 Old NC 86, Hillsborough, NC 27278

Return to: Grantee

N.C. Excise Tax - \$ 220.00

NORTH CAROLINA

SPECIAL WARRANTY DEED

ORANGE COUNTY

This deed, made and entered into this 7<sup>th</sup> day of April, 2022, by and between Joseph C. Robinson a/k/a Joseph Carroll Robinson, Jr., unmarried, and Cathy G. Robinson a/k/a Cathy Godwin Robinson, unmarried, hereinafter referred to as "Grantors"; and MINIPRO, LLC, a North Carolina Limited Liability Company, whose address is 921 Sugar Tree Drive, Mebane, NC 27302, hereinafter referred to as "Grantee".

WITNESSETH:

That said Grantors, for and in consideration of valuable consideration paid to Grantors, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Hillsborough Township, Orange County, North Carolina, and more particularly described as follows:

PIN #9873-18-8933 *YRC*

BEING ALL OF Lot 7, containing 1.28 acres, more or less, as shown on map entitled "OLD MILL BUSINESS PARK, PHASE III", as recorded in Plat Book 94 at Page 78, of the Orange County Registry, to which Plat reference is hereby made for a more particular description of same.

The property described above was acquired by Grantors by instrument recorded in Book 4252, Page 574, Orange County Registry.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

Submitted electronically by "Steffan & Associates PC" 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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Grantors covenant with Grantee that Grantors have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors, other than the exceptions listed below.

Title to the property described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantors and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals the day and year first above written.

Joseph C. Robinson (SEAL)  
Joseph C. Robinson

Cathy G. Robinson (SEAL)  
Cathy G. Robinson

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NORTH CAROLINA  
Durham COUNTY

I, Patricia M. Deering, Notary Public of said County, do hereby certify that Joseph C. Robinson, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16<sup>th</sup> day of April, 2022.

Patricia M. Deering  
NOTARY PUBLIC

My commission expires: 2-17-2027

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Patricia M Deering  
NOTARY PUBLIC  
Durham County, NC  
My Commission Expires FEBRUARY 17, 2027

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NORTH CAROLINA  
Durham COUNTY

I, Patricia M. Deering, Notary Public of said County, do hereby certify that Cathy G. Robinson, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6 day of April, 2022.

*Patricia M. Deering*  
NOTARY PUBLIC

My commission expires: 2-17-2027

Patricia M Deering  
NOTARY PUBLIC  
Durham County, NC  
My Commission Expires FEBRUARY 17, 2027

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