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NA

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20161006000211670 DEED
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10/06/2016 02:42:11 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co.,NC
Recording Fee: \$26.00
NC Real Estate TX: \$800.00

NA

GENERAL WARRANTY DEED

Excise Tax: \$800.00

Parcel ID: 9799340588

Prepared by: StephensonLaw, LLP

Return to: StephensonLaw, LLP PO Box 1267, Cary, NC 27512

Brief Description for Index: Lot 1, WG Fields, 1 Bypass Lane, Chapel Hill

KPC

THIS DEED is made this 10th day of October, 2016, by and between:

GRANTOR: Klaus E. Ford and wife, Virginia K. Ford
GRANTOR ADDRESS: 4 Black Hawk Trail, Myrtle Beach, SC 29588

GRANTEE: 1 Bypass, LLC
GRANTEE'S ADDRESS: 80 Golden Heather, Chapel Hill, NC 27517

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH:

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property in Orange County, North Carolina described as follows:

See Exhibit A attached hereto and incorporated by reference.

Said property DOES NOT include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 795, Page 103, Orange County Registry.

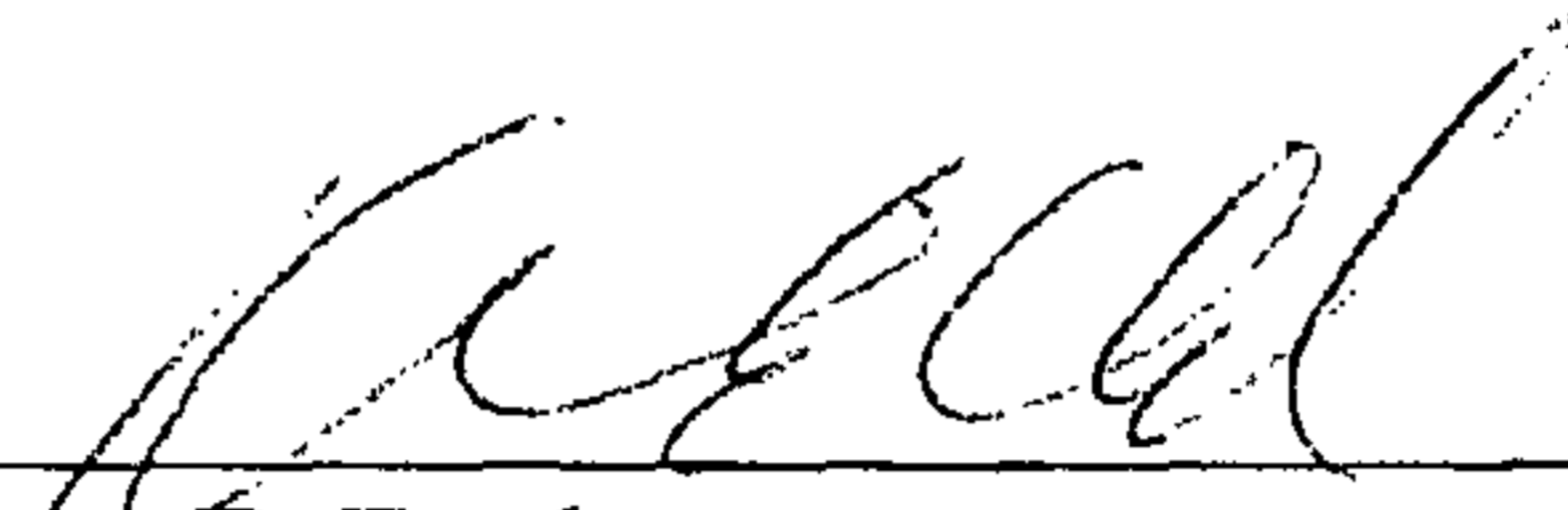
TO HAVE AND TO HOLD the real property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by StephensonLaw in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

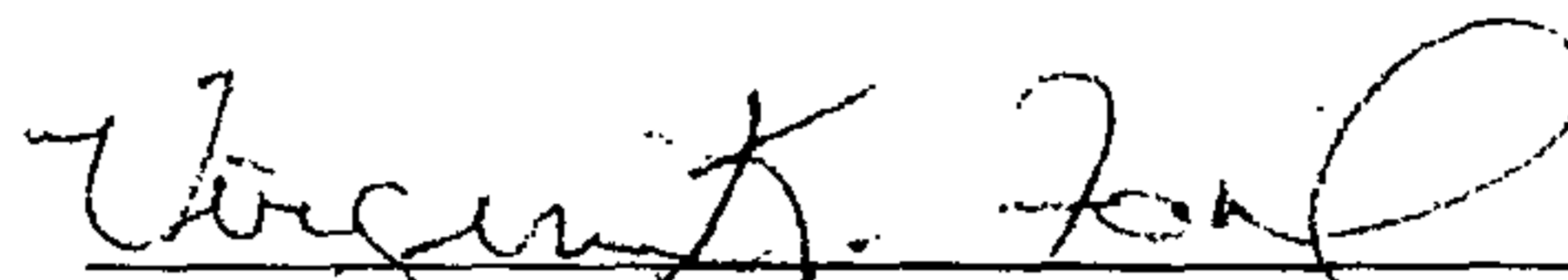


AND THE GRANTOR covenants with the Grantee that Grantor is seized of said real property in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all covenants, easements, restrictions and rights of way of record and the lien of ad valorem taxes for the year 2016 and thereafter.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.



Klaus E. Ford (SEAL)

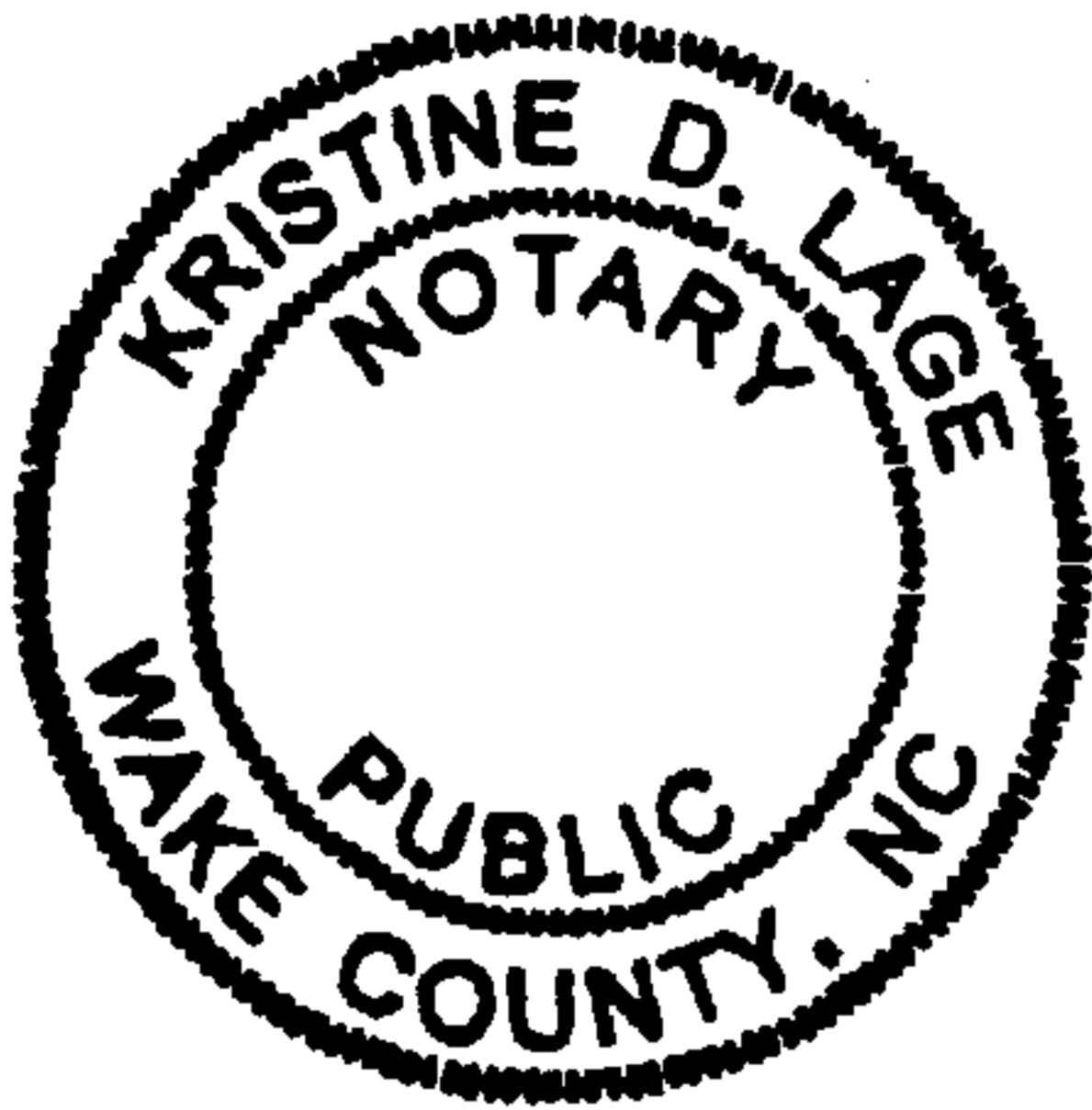


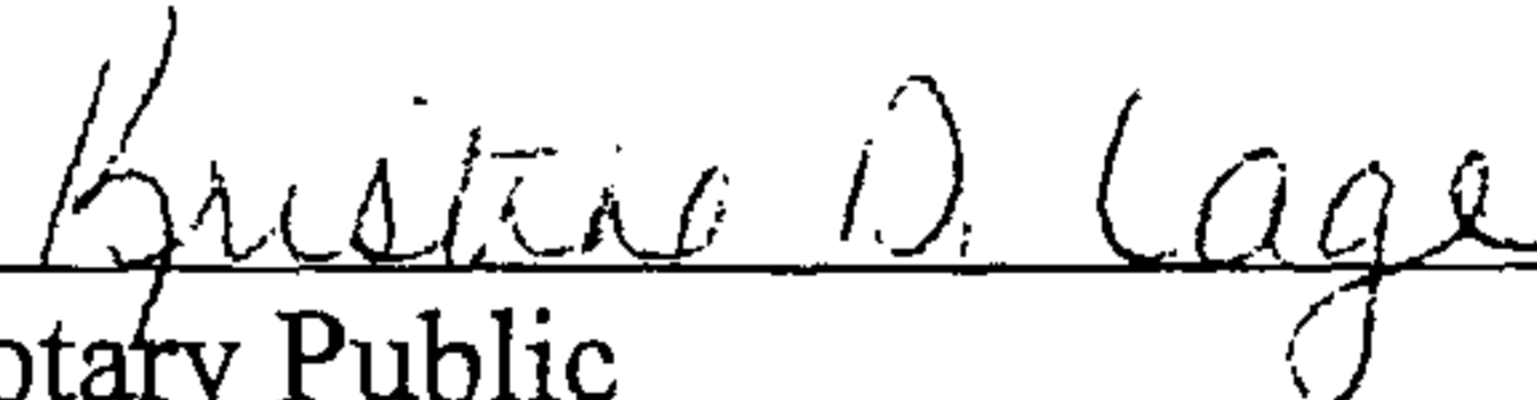
Virginia K. Ford, to convey her marital interest (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Kristine D. Lage, a Notary Public of the County and State aforesaid, certify that Klaus E. Ford and Virginia K. Ford personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 6th day of October, 2016.





Notary Public
My Commission Expires: 3/3/2018



Exhibit A

All that certain lot or parcel of land, together with all improvements thereon situated, lying and being on the East side of the new by-pass of U. S. Highway 501-15, and more particularly described as BEGINNING at an iron stake in the right-of-way of the said Highway on the East side of the same, the Southwest corner of D. R. Brooks property; running thence with the line of said Brooks' land North 77 deg 52 min 16 sec East 145.16 feet to a concrete monument in J. D. McFarland's line; running thence with McFarland's line South 3 deg 45 min West 160 feet to a stake, the Northeast corner of Lot No. 2; running thence with the line of that Lot North 82 deg 00 min West 148.40 feet to a stake in the right-of-way line of said Highway; thence with the Eastern right-of-way line of said Highway North 8 deg 09 min East 109.7 feet to the BEGINNING, and being Lot No. 1 of the W. G. Fields, Jr. – T. R. Harward Property as surveyed by J. Ralph Weaver, Registered Surveyor on June 22, 1954, and being the same property conveyed to W. G. Fields, Jr. and wife, by deed of Thomas B. Gardner and wife, dated February 16, 1960, and recorded in the Office of Register of Deeds of Orange County in Book 174, at page 553. Reference is made to that certain plat of survey prepared by Stephen E. Wilson, R.L.S., dated December 12, 1974, entitled "Property of Klaus E. Ford and Mary Ford."