



20170630000128140 DEED
Bk:RB6328 Pg:322
06/30/2017 12:31:45 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$900.00

aw

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 900.00

Parcel Identifier No.: _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/ Box to: Grantee:
This instrument was prepared by: Kendall H. Page (KMS)

Brief Description for the Index:

THIS DEED made this 28th day of June, 2017, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">TWIN BRANCH FARMS, INC. and CONSTANCE JEAN RAY, Trustee of THE CONSTANCE RAY TRUST DATED NOVEMBER 4, 2003 320 East 57th St., Apt. 15A New York, NY 10022</p>	<p style="text-align: center;">ANDREW J. GUNNING and wife, HOLLY C. GUNNING 102 Dairy Glen Road Chapel Hill, NC 27516</p>

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 Orange County, North Carolina and more particularly described as follows:

TRACT ONE: (Owner: Twin Branch Farms, Inc. – PIN #9749-38-5784) *RKB*
Containing 40.03 acres and being designated as Tract 1 according to plat of survey by Riley Surveying, P.A. dated March 14, 2011, entitled "Division Survey Property of Twin Branch Farms, Inc.", recorded in the Orange County Registry in Plat Book 108, Page 66.

TRACT TWO: (Owner: The Constance Ray Trust dated November 4, 2003 – PIN #9749-37-5903) *RKB*
Containing 40.03 acres and being designated as Tract 2 according to plat of survey by Riley Surveying, P.A. dated March 14, 2011, entitled "Division Survey Property of Twin Branch Farms, Inc.", recorded in the Orange County Registry in Plat Book 108, Page 66. (See Deed Book 5291, Page 163.)

The two (2) tracts described above are to remain as separate parcels of land.

Above described property ___ was or was not the primary residence of Grantor(s).