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**NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared by: Grant W. Almond  
Return to: Keziah Gates LLP, Post Office Box 2608, High Point, NC 27261  
Grantor's address: 109 Penny Road, #106, High Point, NC 27260  
Grantee's address: 109 Penny Road, #106, High Point, NC 27260  
Tax Parcel Nos. ~~978824495~~ & 9788244901 9788244995 KAC  
Property Address: 308 McCauley Street & 310-312 McCauley Street, Chapel Hill, NC  
Excise Tax: NTC This property does not include the principal residence of the Grantor

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**THIS GENERAL WARRANTY DEED**, made this 14<sup>th</sup> day of June, 2019, between **JRM PROPERTIES LLC**, a North Carolina limited liability company (the "Grantor"), and **JOSEPH R. MONTGOMERY, JR. and spouse, KATHERINE M. MONTGOMERY** (collectively, the "Grantees");

**RECITALS:**

The Grantor is the owner of certain real property located in Chapel Hill, Orange County, North Carolina (the "Premises") as more particularly described in Exhibit A attached hereto and incorporated by reference herein. The Grantor acquired the Premises on January 13, 2000 pursuant to deeds recorded in Book 2032, Page 210 and Book 2032, Page 213, Orange County Registry. The Grantor was organized as a limited liability company with the North Carolina Secretary of State on November 10, 1999 (North Carolina Secretary of State Identification No. 0511972) and was administratively dissolved pursuant to N.C.G.S. § 57C-6-03 on April 5, 2005. Pursuant to a plan to wind up and liquidate its business and affairs, the Grantor executes this deed to convey the Premises to the members of the Grantor.

The Grantor is unaffiliated with the entity JRM Properties, LLC organized with the North Carolina Secretary of State on April 21, 2017 (North Carolina Secretary of State Identification No. 1589671), subsequent to the Grantor acquiring title to the Premises. Such entity is further distinguished from the Grantor by its use of a comma in its company name.

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