



20101027000081060 DEED
Bk:RB5043 Pg:160
10/27/2010 02:58:53 PM 1/4

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$28.00
NC Real Estate TX: \$1700.00

RC

DB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,700.00

Parcel Identifier No. 9788579971 Verified by gn County on the day of , 20

By:

Mail/Box to: Grantee: 107 Ragsdale Road, Jamestown, NC 27282

This instrument was prepared by: Williams Mullen, (DRD), P. O. Box 1000, Raleigh, NC 27602-1000

Brief description for the Index: 115 Battle Lane, Chapel Hill, NC

THIS DEED made this 20th day of October, 2010, by and between

GRANTOR

**SHERMAN W. RICHARDSON
and wife, KAY A. RICHARDSON**

GRANTEE

MARY E. FROELICH, Unmarried

8 Kendall Drive
Chapel Hill, NC 27517

107 Ragsdale Road
Jamestown, NC 27282

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 or parcel of land situated in the City of Chapel Hill, Orange County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1739, Page 505.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.



A map showing the above-described property is recorded in Plat Book _____ Page _____.

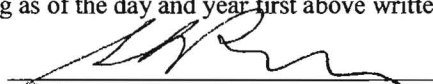
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that 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, other than the following exceptions:


SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

(Entity Name)

 (SEAL)
Print/Type Name: Sherman W. Richardson

By:
Print/Type Name & Title:

 (SEAL)
Print/Type Name: Kay A. Richardson

(Entity Name)

Print/Type Name: _____ (SEAL)

By:
Print/Type Name & Title:

Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **SHERMAN W. RICHARDSON and wife, KAY A. RICHARDSON.**

Date: October 20, 2010

 , Notary Public
Susan K. Seagroves
(Type/Print Name of Notary Public)

My Commission Expires: 12-10-2013

[AFFIX NOTARY STAMP/SEAL]

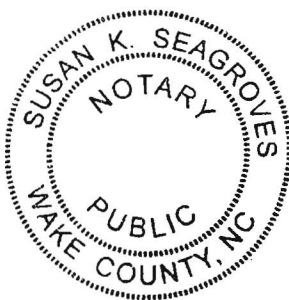


EXHIBIT A

Property Description



BEGINNING at a stake in the intersection and running thence along the east property line of Battle Street South 25 degrees East 154 feet to a stake; running thence North 65 degrees East 175 feet to a stake, the southwest corner of the property of Albert Coates; running thence with the same Coates line North 25 degrees West 154 feet to a stake in the south property line of Hooper Lane, South 65 degrees West 175 feet to the beginning.

This deed is also subject to a sewer easement contained in the deed recorded in Book 131, Page 94, Orange County Registry. The following is the complete text of the aforementioned sewer easement:

This deed is executed, delivered and accepted subject to an easement for the passage across the above-described property of a sewer line as at present located from the property at the northeast corner of Battle Lane and Hooper Lane, now occupied by Louis Graves, and subject to the right of the owner or occupant of that property to enter upon the property conveyed by this deed for the purpose of the maintenance or repair of said sewer line, which right shall run with the land, and also to the Town of Chapel Hill and any other person having legal right to use the same as an easement for the existing sewer and as reserved in the municipal authorities, health department or any other person having any rights thereto, provided, however, that the parties of the second part may have the said sewer line relocated by municipal authorities and that the easement shall apply to any sewer line so relocated.

EXHIBIT B



Permitted Exceptions

1. Taxes for the year 2011, and subsequent years, not yet due and payable.
2. Sewer Easement reserved in Deed recorded in Book 131 at Page 94.
3. Title to that portion of insured premises in and to the use of easement(s) located on the described premises.
4. Rights of others for ingress and egress purposes in and to the use of easement(s) located on the described premises.
5. Any property beyond the lines of the area specifically described or referred to in Exhibit A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land.
6. Matters that would be disclosed by an accurate survey of the land.
7. Utility easements and unviolated restrictive covenants that do not materially affect the value of the Property.