

3699
0417

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ALAMANCE COUNTY NC
HUGH WEBSTER

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BOOK 03699
START PAGE 0417
END PAGE 0420
INSTRUMENT # 38603
EXCISE TAX \$1,202.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,202.00
Parcel ID No. 103869

Mail/Box to: J. Joseph Murray and Elisabeth D Murray, 5765 M Snow Camp Road, Graham, NC 27253
This instrument was prepared by: Stephanie L. Cooper, a licensed N.C. attorney. Delinquent taxes, if any to be paid by the closing attorney to the county Tax Collector upon disbursement of the closing proceeds.
Brief Description for the Index: 5765 G Snow Camp Rd., Graham, NC 27253

THIS DEED, made this the 12th day of September, 2017, by and between

GRANTOR: Artic Bivouac, LLC, 4711 Hope Valley Rd #4F-419, Durham, NC 27707

GRANTEE: J. Joseph Murray and Elisabeth D Murray, 5765 M Snow Camp Road, Graham, NC 27253

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property, located in the Township of Newlin, Alamance County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto for a more complete legal description.
Rd.

Property Address: 5765 G Snow Camp, Graham, NC 27253

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3699,
Pages 081.

Submitted electronically by "Holt Longest Wall Blaetz & Moseley, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Alamance County Register of Deeds.

A map showing the above described property is recorded in Map Book 46 , Page 55.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever. This conveyance is made subject to the following Exceptions and Reservations:

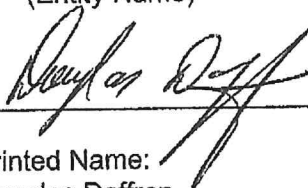
- 1) All easements, restrictions and rights of way of record
- 2) Those matters that a current survey would disclose
- 3) Ad valorem taxes for 2017 and subsequent years

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Artic Bivouac, LLC

(Entity Name)



Printed Name:
Douglas Daffron

Title: Manager

STATE OF NORTH CAROLINA)

COUNTY OF DURHAM)

I, Misty N. Oakley, a Notary Public of Durham County, North Carolina, do hereby certify that Douglas Daffron personally appeared before me this day and acknowledged that he/she is the Manager of Artic Bivouac, LLC, a North Carolina Limited Liability Company, and by the authority duly given and as the act of such entity, signed the foregoing instrument in its name and on its behalf as its act and deed for the purposes therein expressed.

This the 12th day of September, 2017.

(SEAL)
 Misty N. Oakley
 Notary Public
 Durham County, NC
 My commission expires MAR 17 2020

Misty N. Oakley
 Notary Public Misty N. Oakley
 My Commission Expires MAR 17 2020

EXHIBIT A

The property conveyed herein, the same lying and being in the Township of Newlin, County of Alamance, State of North Carolina and more particularly described as follows:

Beginning at an existing iron pipe (which serves as a control corner) located in the eastern boundary line of Donald Merwin Schultz and wife, Janet B. Schultz, at the north westernmost corner of Leroy Douglas Cunningham and Cathy L. Cunningham and running thence from said point of beginning with the eastern boundary line of Donald Merwin Schultz and wife, Janet B. Schultz, north $04^{\circ} 16' 24''$ east 235.06 feet to a rock located at the northeastern most corner of Donald Merwin Schultz and wife, Janet B. Schultz and at the southeastern most corner of James W. Herring; running thence with the eastern boundary line of James W. Herring, north $08^{\circ} 10' 18''$ east 237.71 feet to an existing iron pipe located at the corner of James W. Herring and the southeastern most corner of Billy R. Herring; running thence with the eastern boundary line of Billy R. Herring, north $08^{\circ} 10' 18''$ east 358.26 feet to an existing iron pipe located at the northeastern most corner of Billy R. Herring and the southeastern most corner of D.L. Herring, Jr.; running thence with the eastern boundary line of D.L. Herring, Jr., north $08^{\circ} 10' 18''$ east 303.12 feet to an existing iron pipe located in the southern boundary line of Jackie H. Isley, at the northeastern most corner of D.L. Herring, Jr.; running thence with the southern boundary line of Jackie H. Isley, south $88^{\circ} 04' 31''$ east 966.15 feet to an existing iron pipe located at the southeastern most corner of Jackie H. Isley and the southwestern most corner of J. Joseph Murray and wife, Elisabeth D. Murray; running thence with the southern boundary line of J. Joseph Murray and wife, Elisabeth D. Murray, south $88^{\circ} 13' 31''$ east 2638.41 feet to an existing iron pipe located in the western boundary line of Raymond R. Mcpherson, at the southeasternmost corner of J. Joseph Murray and wife, Elisabeth D. Murray; running thence with the western boundary line of Raymond R. Mcpherson, south $01^{\circ} 51' 21''$ west 434.63 feet to an existing iron pipe located at the southwestern most corner of Raymond R. Mcpherson and the northwesternmost corner of William Gray Mcpherson; running thence with the western boundary line of William Gray Mcpherson, south $02^{\circ} 52' 31''$ west 738.15 feet to an existing iron pipe (which serves as a control corner) located in the western boundary line of William Gray Mcpherson, at the northeastern most corner of Leroy Douglas Cunningham and Cathy L. Cunningham; running thence with the northern

Boundary line of Leroy Douglas Cunningham and Cathy L. Cunningham, north $87^{\circ} 30' 00''$ west 3700.48 feet to the point and place of beginning and containing 96.65 acres, more or less, according to that certain plat of survey entitled "final plat

Sheet 1 of 2 property or V. L. Manuel", prepared by Simmons Engineering & Survey, K. Gary Simmon, Registered Land Surveyor, dated June 16, 1992, file no. JR920509, which plat is duly recorded in plat book 46, at page 55 of the Alamance County Registry, and to which plat reference is hereby made for a more complete description.

Excepted and excluded from the above-described tract or parcel of land is that certain tract or parcel of land containing 3.32 acres, more or less, conveyed by Virgil L. Manuel, Jr. and wife, Constance K. Manuel to Scott Anthony Andrews and wife, Kimberly Manuel Andrews by deed dated June 4, 1993, which deed is recorded in deed Book 828, at Page 14 of the Alamance County Registry, and to which deed referenced is hereby made for a more complete description.

Further conveyed herewith is all of grantor's right, title and interest in and to that certain right of way for ingress, egress and regress to and from the 60 foot right of way of Snow Camp Road (SR 1004), over and across the lands of Raymond R. Mcpherson, said right of way-being more particularly described in that certain plat entitled "sheet 2 of 2 right of way plat for V.L. Manuel," prepared by Simmons Engineering & Surveying, K. Gray Simmon, Registered Land Surveyor, dated June 16, 1992, file no. 920509-2, which plat is duly recorded in plat Book 46, at Page 56 of the Alamance County Registry, and to which plat reference is hereby made for a more complete description of said right of way.

Further conveyed herewith is all grantor's right, title and interest in and to those certain easements and rights of way more particularly described in deed Book 462, at Page 797 of the Alamance County Registry; in deed Book 462, at Page 799 of the Alamance County Registry; and in deed Book 777, at Page 126 of the Alamance County Registry.

Further conveyed herewith is all of grantor's right, title and interest in and to that certain

easement for ingress, egress and regress over and across the area designated" 0.91 acres

more or less in right of way to V.L. Manuel property," on that certain plat entitles "final plat for V.L. Manuel," prepared by Simmon Engineering & Surveying, K. Gary Simmons, Registered Land Surveyor, dated March 29, 1993, which plat is recorded in Plat Book 48, Page 29 of the Alamance County Registry, the same having been reserved by grantors in the aforesaid deed recorded in deed Book 828, Page 14, Alamance County Registry.

Tax map reference 08-20-32