

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

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Excise Tax: **\$EXEMPT**

Parcel Identifier No.

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Mail after recording to: Beemer, Hadler & Willett, P.A.

This instrument was prepared by: Wayne R. Hadler, Esq. (WITHOUT TITLE EXAMINATION)

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THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 2025 by and between

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**GRANTOR**

TOWN OF CARRBORO, a North Carolina municipal corporation

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**GRANTEE**

TOWN OF CARRBORO, a North Carolina municipal corporation, **a 46.4% undivided interest**, and  
THE COUNTY OF ORANGE, a body politic and corporate,  
a political subdivision of the State of North Carolina, **a 53.6% undivided interest**  
P.O. Box 8181  
Hillsborough, NC 27278

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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 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 5582, Page 486, Orange County Registry.

A map showing all or a portion of the above-described property was previously recorded in Plat Book 128, Page 92, Orange County Registry.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:  
Easements, conditions and restrictions of record, if any.

**IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year set forth below.**

**SIGNATURE AND ACKNOWLEDGEMENT PAGE TO FOLLOW**

**TOWN OF CARRBORO,  
a North Carolina municipal corporation**

BY: \_\_\_\_\_(SEAL)  
Name: \_\_\_\_\_  
Title: Town Manager

Date: \_\_\_\_\_

ATTEST:  
(SEAL)

By: \_\_\_\_\_  
Name: Town Clerk  
Title: \_\_\_\_\_

Date: \_\_\_\_\_

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STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, \_\_\_\_\_, Notary Public for the County of \_\_\_\_\_, State of North Carolina, certify that the \_\_\_\_\_, personally appeared before me this day and acknowledged that (s)he is \_\_\_\_\_Town Clerk of the Town of Carrboro, a North Carolina municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing and annexed instrument was signed in its name by \_\_\_\_\_, its \_\_\_\_\_Town Manager, sealed, and attested by (him) (her) as its \_\_\_\_\_Town Clerk.

Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

EXHIBIT "A"

**BEING** all of that property consisting of 0.937 acres, more or less, as shown on a map and survey entitled "RECOMBINATION & EASEMENT PLAT, 203 S. Greensboro Street" , prepared by Sungate Design Group, P.A. dated December 4, 2024, and recorded in Plat Book 128, Page 92, Orange County Registry, to which map reference is made for a more particular description of same. PIN: 9778-85-7932