

42164  
(RC)

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$0.00 (No Taxable Consideration)

Parcel Identifier No. 9883-39-6943 Verified by RC County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Mail/Return to: GRANTEE AT 911 KESTREL KEEP LANE, CHAPEL HILL, NC 27516

This instrument was prepared by: Montana Law, PLLC By: Marianna C. Montana, Esq. 200 Pinner Weald Way, Ste 101, Cary, NC 27513 (WITHOUT BENEFIT OF TITLE EXAMINATION OR TAX ADVICE)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 14<sup>th</sup> day of January, 2022, by and between

GRANTOR

ROBERTUS BERNARDUS DROOG and spouse  
LEE ANN DROOG,  
residing at 911 Kestrel Keep Lane  
Chapel Hill, NC 27516

GRANTEE

Blue Damselfly Investments, LLC  
911 Kestrel Keep Lane  
Chapel Hill, NC 27516

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, parcel of land or condominium unit situated in **ORANGE** County, North Carolina and more particularly described as follows:

**See attached Exhibit A for legal description.**

**Property Address: 2112 US 70A, HILLSBOROUGH, NC 27278**

The property hereinabove described was acquired by Grantor by instrument recorded in **BOOK RB 6229 PAGE 388**.

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 \_\_\_\_\_.

Submitted electronically by "Law Office of Marianna C. Montana"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

**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.

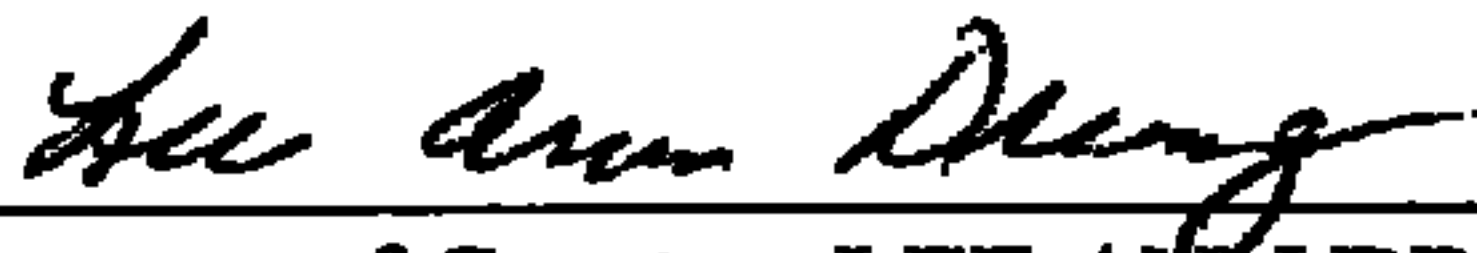
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

*Subject to: Ad valorem taxes for the current year; Easements, Restrictions, Restrictive and Protective Covenants and Rights-of-Way, which may appear of record; General Utility Easements of record; Any state of facts an accurate survey would disclose;*

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



Signature of Grantor- ROBERTUS BERNARDUS DROOG

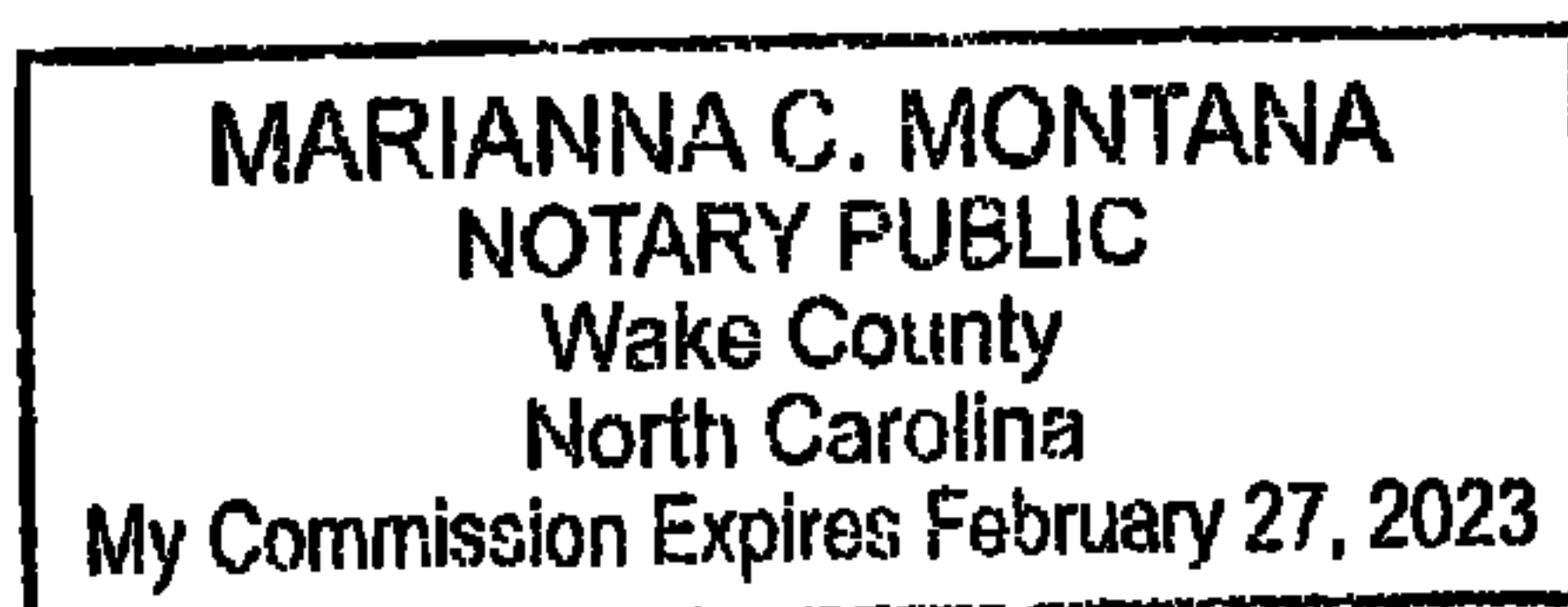
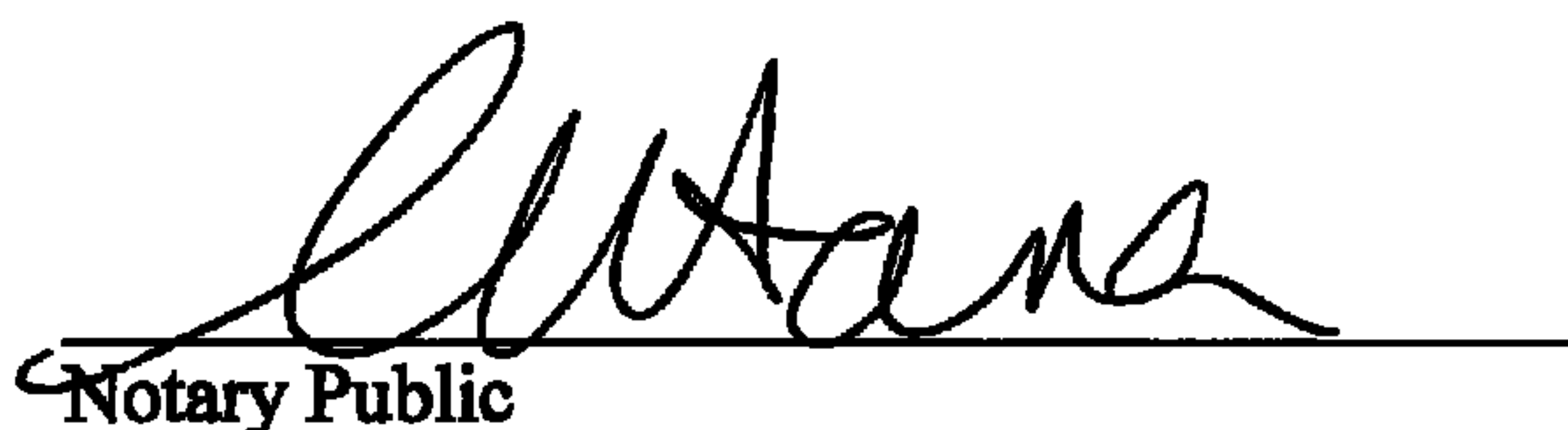


Signature of Grantor- LEE ANN DROOG

STATE OF North Carolina  
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that ROBERTUS BERNARDUS DROOG and LEE ANN DROOG personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14<sup>th</sup> day of January, 2022.

(Affix Notary Seal Below)

Notary Public

Print Name: Marianna C. Montana

My Commission Expires: 2/27/23

Seal:

## Exhibit "A"

Parcel No. I:

**BEGINNING** at a stake on the north side of Highway N. 70, the southeast corner of Lot No. 37 on the map hereinafter referred to, and running thence with Lot No. 37 North 20 degrees 00 minutes East 300 feet to a stake, the southwest corner of Lot No. 78; thence with the line of Lot No. 78 South 70 degrees 00 minutes East 100 feet to a stake, the northwest corner of Lot No. 56; thence with the line of Lot No. 56 South 20 degrees 00 minutes West 300 feet to a stake on the north side of Highway No. 70; thence with Highway No. 70 North 70 degrees 00 minutes West 100 feet to the place or point of Beginning, and being Lots Nos. 52, 53, 54 and 55 in Section II, Block A of the Subdivision known as ENO ACRES, according to the map of survey made by S. M. Credle, C.E., March, 1946, recorded in Plat Book 3, Page 152, Orange County Registry.

Parcel No. II:

**BEGINNING** at a stake on the north side of Highway No. 70, the southeast corner of Lot No. 55 on the map hereinafter referred to, and running thence with Lot No. 55 North 20 degrees 00 minutes East 300 feet to a stake in the line of Lot No. 78; thence with the line of Lot No. 78 South 70 degrees 00 minutes East 50 feet to a stake, the northwest corner of Lot No. 58; thence with the line of Lot No. 58 South 20 degrees 00 minutes West 300 feet to a stake on the north side of Highway No. 70; thence with said Highway 70 North 70 degrees 00 minutes West 50 feet to the place or point of Beginning, and being Lots Nos. 56 and 57 in Section II, Block A of the Subdivision known as ENO ACRES, according to the Map of survey made by S. M. Credle, C.E., March, 1946, recorded in Plat Book 3, Page 152, Orange County Registry.

**PIN# 9883-39-6943**

THE ABOVE TWO PARCELS ARE TO REMAIN AS ONE TAX PARCEL