

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF CHATHAM

Excise Tax: \$-0-

Prepared by and RETURN TO: Eric W. Hinson, 1709 Legion Road, Chapel Hill, NC 27517

THIS DEED, made and entered into this the ____ day of _____, 20____, by and between **Morgan Ridge Partners, L.L.C.**, a North Carolina limited liability company, (hereinafter referred to as “Grantor”), whose mailing address is 227 Opus Way, Chapel Hill, NC 27516 and **Morgan Ridge Conservation Subdivision Homeowners’ Association, Inc.**, a North Carolina non-profit corporation, (hereinafter referred to as “Grantee”), whose mailing address is _____;

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 said 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 _____, Baldwin Township, Chatham County, North Carolina, more particularly described as follows:

All those tract(s) or parcel(s) of land designated as “Common Area(s)” [including any and all “Conservation Space”] as shown on that certain map and survey recorded in Plat Slide _____, Chatham County Registry, to which plat reference is hereby made for more particular description of same.

The subject property ~~does~~ does not X contain the primary residence of the Grantor. [Grantor to indicate the appropriate selection].

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

A map showing the above described property is recorded in Plat Slide _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to 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:

- Declaration of Covenants and Restrictions for Conservation Space Within A Conservation Subdivision recorded in Book ____, Page ____, Chatham County Registry.
- Declaration of Covenants, Conditions and Restrictions for Morgan Ridge Conservation Subdivision recorded in Book ____, Page ____, Chatham County Registry.
- Restrictions, covenants, easements and rights-of-way of record.
- Ad valorem property taxes for 20____, not yet due and payable.

[SIGNATURE PAGE FOLLOWS]

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

Morgan Ridge Partners, L.L.C.

By: _____(Seal)
Wesley Lloyd, Member and Manager

By: _____(Seal)
Warren D. Mitchell, Member and Manager

STATE OF NORTH CAROLINA, COUNTY OF _____ } ss:

I, _____, a Notary Public of the State of North Carolina, County of _____, do hereby certify that Wesley Lloyd and Warren D. Mitchell, personally appeared before me this day and acknowledged that (s)he is a Member(s) and Manager(s) of **Morgan Ridge Partners, L.L.C.**, a North Carolina Limited Liability Company and further acknowledged the due execution of the foregoing and annexed instrument on behalf of the said limited liability company.

Witness my hand and official seal, this the _____ day of _____, 20_____.

(Official Seal or Stamp)

Notary Public
My Commission Expires: _____
