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Bk:RB6442 Pg:360
03/29/2018 11:27:06 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$1180.00

NH

GENERAL WARRANTY DEED

Parcel Identifier Number: 9880-25-9857.002 and 9880-25-9857.007 *mab* R/S: \$1,180.00

Mail after recording to Grantee at: 49 Mount Joy Place, Sanford, NC 27330

This instrument was prepared by: Charles H. Thibaut, Attorney

Brief description for the property: Units 115 and 117, Timberhill Executive Office Condominiums

THIS DEED made this 28th of March, 2018, by and between

GRANTOR	GRANTEE
Bruce Buley and wife, Doris Buley	Robert C. Fontes
Mailing Address:	Mailing Address: 49 Mount Joy Place Sanford, NC 27330
	Property Address: 100 Timberhill Place, Suite 115 and 100 Timberhill Place, Suite 117 Chapel Hill, NC 27514

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 BY REFERENCE
HEREIN FOR THE LEGAL DESCRIPTION.**

The subject property does not contain the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1386, Page 494 and Book 4338, page 456.

A map showing the above described property is recorded in Plat Book 74, Pages 97 - 99.

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 the 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

The year 2018 and future year's ad valorem taxes; restrictive and protective covenants; and utility easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Bruce Buley (SEAL)
Bruce Buley
Doris Buley (SEAL)
Doris Buley

STATE OF NC, COUNTY OF Durham

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Bruce Buley.**

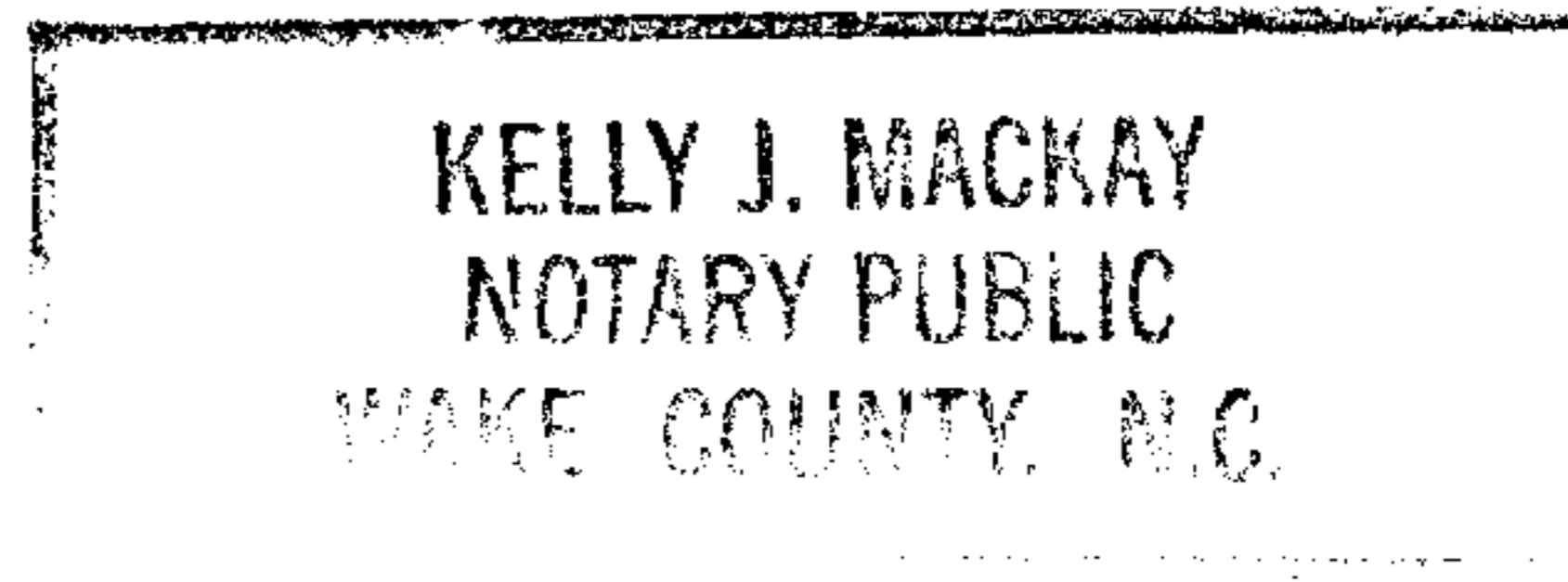
This the 28 day of March, 2018.

[Signature]
Notary Public

Printed Name: Kelly J Mackay

My Commission Expires: 3-8-20

(Official Seal)



STATE OF NC, COUNTY OF Durham

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Doris Buley.**

This the 29 day of March, 2018.

[Signature]
Notary Public

(Official Seal)

Printed Name: Kelly J. Mackay

My Commission Expires: 3-8-20

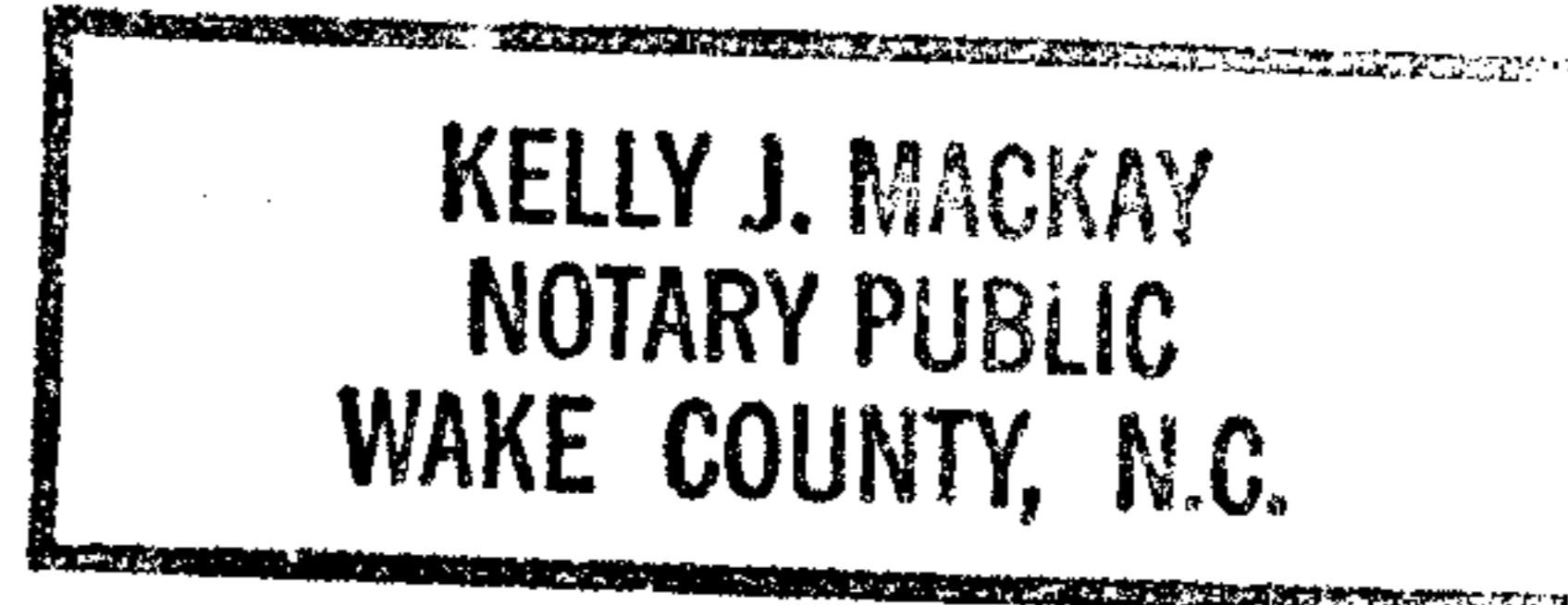


EXHIBIT A

Tract 1: BEING all of that Condominium Unit located in Orange County, NC and designated and described as Unit 115 by that Declaration of Condominium for Timberhill Executive Office Condominiums of record in Book 1384 at Pages 537 – 591, Plat Book 74, Page 97 – 99, Orange County Registry; together with all rights, titles, interests, privileges and easements appurtenant thereto as set forth in that Declaration of Covenants, Conditions, and Restrictions of record in Book 1258, Page 158, Orange County Registry; and together with all rights, titles, interests, privileges and easements thereto.

PIN #: 9880-25-9857.002

Tract 2: BEING all of that Condominium Unit located in Orange County, NC and designated and described as Unit 117 by that Declaration of Condominium for Timberhill Executive Office Condominiums of record in Book 1384 at Pages 537 – 591, Plat Book 74, Page 97 – 99, Orange County Registry; together with all rights, titles, interests, privileges and easements appurtenant thereto as set forth in that Declaration of Covenants, Conditions, and Restrictions of record in Book 1258, Page 158, Orange County Registry; and together with all rights, titles, interests, privileges and easements thereto.

PIN #: 9880-25-9857.007

The above 2 tracts are to remain separate tax parcels.

