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Bk:RB6201 Pg:293
10/10/2016 11:08:52 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$281.00

MB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$281.00

Parcel Identifier No. 9799038088.008 Verified by DB County on the ___ day of ___, 20__
By: _____

This instrument was prepared by: **Bagwell Holt Smith P.A. (without title examination)**

Return to: **Grantee**

THIS DEED is made this 7th day of OCTOBER, 2016, by and between

GRANTOR	GRANTEE
Waynell B. Morris (unmarried) 104 Hunter Hill Place Chapel Hill, NC 27517	T. Renee Severt, LLC, a North Carolina limited liability company 101 Conner Drive, Suite 405 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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in the **Town of Chapel Hill, Orange County**, North Carolina and more particularly described as follows:

See Attached **Exhibit A**

All or a portion of the property herein conveyed does not include the primary residence of a grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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, except for the following exceptions:

1. Ad valorem taxes for 2016 and subsequent years.
2. Utility easements of record, if any.

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

GRANTOR:

Waynell B. Morris
 Waynell B. Morris

STATE OF NORTH CAROLINA
 COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Waynell B. Morris.

[Signature]
 Official Signature of Notary Public

Date: 10/7/2016

CHRISTOPHER A. CROWSON
 Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: 5/7/2019

CHRISTOPHER A. CROWSON
 NOTARY PUBLIC
 ORANGE COUNTY, N.C.



Exhibit A

BEING all of Suite 405 WILLOWCREST OFFICE CONDOMINIUM, containing 529 square feet, more or less, according to the attached floor plan for the Fourth Floor of said Condominium, and Plat Book 48, Page 111 and Plat Book 50, Page 150, Orange County Registry, and easements appurtenant to said unit, including an undivided interest as tenants in common in and to the Common Elements and Facilities, as defined and described in that certain Declaration of Condominium, and Bylaws, and Exhibits attached thereto or referred to therein, and recorded in Book 682, Page 71, Orange County Registry, and amended in Book 740, Page 574, Orange County Registry, to which reference is hereby made for a more particular description. The description in said Declaration of Condominium of the land on which the units are located is hereby made an integral part of this instrument, and is referred to for identification purposes only as required by North Carolina General Statutes, Section 47A-14.1. The stated percentage ownership in the Common Elements and Facilities is set forth in said Declaration as amended and incorporated by reference.

