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20190329000053820 DEED
Bk: RB6594 Pg: 480
03/29/2019 10:39:23 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$2300.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

ML

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$2300.00

Return to: Grantee

Parcel ID Number: 9799-46-8987.005

FR

THIS DEED made this 28th day of March, 2019 by and between

GRANTOR

Robert J. Roth, Trustee of the Robert J. Roth Revocable Trust dated November 30, 1988
11512 Midlavian Drive
Raleigh, NC 27614

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

GA 240, LLC
A North Carolina Limited Liability Company
101 Europa Drive, Ste. 110
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 the County of Orange, North Carolina, and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5873, Page 342, 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, their heirs, successors, and assigns, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2019 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

Robert J. Roth Revocable Trust dated November 30, 1988

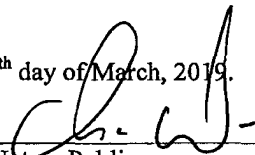
By:  (SEAL)
Robert J. Roth, Trustee

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Christopher M. Willett, Notary Public for the County of Durham, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert J. Roth, Trustee.

Witness my hand and official stamp or seal, this the 28th day of March, 2019.


Notary Public
My Commission Expires: 4-24-21

cmw/tlm

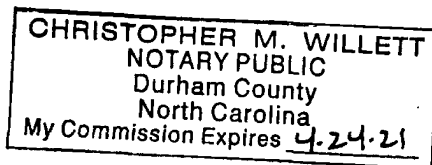




EXHIBIT "A"

FIRST: BEING ALL OF UNIT 150 OF THE EUROPA PLACE OFFICE CONDOMINIUM SHOWN ON THE PLAT(S) AND PLAN(S) OF EUROPA PLACE OFFICE CONDOMINIUM RECORDED ON SEPTEMBER 17TH, 2008 IN PLAT BOOK 104 AT PAGES 83 THROUGH 85, INCLUSIVE, PLAT BOOK 109, PAGE 115; PLAT BOOK 110, PAGE 109; PLAT BOOK 114, PAGE 159 AND AS THEREAFTER AMENDED, IN THE ORANGE COUNTY REGISTRY [INCLUDING BUT NOT LIMITED TO ANY LIMITED COMMON ELEMENTS APPURTENANT TO SUCH UNIT] (HEREINAFTER REFERRED TO AS "UNIT 150");

SECOND: THAT CERTAIN 12.71% UNDIVIDED INTEREST BEING APPURTENANT TO THE ABOVE DESCRIBED UNIT 150 IN THE COMMON ELEMENTS OF THE SAID EUROPA PLACE OFFICE CONDOMINIUM, INCLUDING THE BUILDING ON THE LAND, SAID COMMON ELEMENTS AND BUILDING BEING DESCRIBED IN THE DECLARATION RECORDED AT DEED BOOK 4603, PAGE 528, AS AMENDED AT DEED BOOK 5275, PAGE 511; DEED BOOK 5454, PAGE 237; AND DEED BOOK 6000, PAGE 459; AND AS SUBSEQUENTLY AMENDED, AND ON THE PLAT(S) AND PLAN(S), SUBJECT HOWEVER TO THE RIGHTS OF THE DECLARANT OR ITS SUCCESSOR RESERVED IN THE DECLARATION, INCLUDING BUT NOT LIMITED TO THE SPECIAL DECLARANT RIGHTS SET FORTH AND RESERVED IN SAID DECLARATION; TOGETHER WITH A RIGHT OF INGRESS TO AND EGRESS FROM UNIT 150 AND THE RIGHT TO USE, FOR ALL PURPOSES, IN COMMON WITH ANY AND ALL OTHER OWNERS AND OCCUPANTS FROM TIME TO TIME, ANY AND ALL PORTIONS OF THE EUROPA PLACE OFFICE CONDOMINIUM, DESIGNATED BY THE DECLARATION OR THE PLATS AND PLANS, AS AMENDED, AS "COMMON ELEMENTS"; (THE ABOVE DESCRIBED UNIT 150, AND THE APPURTENANT COMMON ELEMENTS BEING COLLECTIVELY REFERRED TO AS THE "PROPERTY").

PIN: 9799-46-8987.005