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Fee: \$26.00 Tax: \$250.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by TERESA L. CECIL

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler, Willett & Lin, P.A. Excise Tax: \$250.00
Return to: Grantee PIN: 9778-76-3005.003 *HR*

THIS DEED made this 22 day of July, 2022 by and between

GRANTOR

The Law Office of Erika R Bales, PLLC
a North Carolina Professional Limited Liability Company
P.O. Box 16, Hillsborough, NC 27278

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

GRANTEE

James P. Lilley and Pamela J. Zeman
930 MLK Jr. Blvd., Suite 106, 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 6665, Page 2174, 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 2022 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.

[SIGNATURE AND NOTARY PAGE(S) TO FOLLOW]

The Law Office of Erika R Bales, PLLC
a North Carolina Professional Limited Liability Company


By:  (SEAL)
Erika R. Bales, Member/Manager

STATE OF NC

COUNTY OF Orange

I, Ellen S Lefkowitz, Notary Public for the County of Wake, State of NC,
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: Erika R. Bales, Member/Manager
of The Law Office of Erika R Bales, PLLC, Grantor.

Witness my hand and official stamp or seal, this the 22 day of July, 2022.


Notary Public
My Commission Expires:

wrh/esl

ELLEN S. LEFKOWITZ
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Nov. 17, 2025

EXHIBIT "A"

Property Description:

Lying in the City of Carrboro, Chapel Hill Township, Orange County, North Carolina, and being more particularly described as follows:

BEING all of Suite "C", Covenant Office Center, as shown on the plat thereof recorded in Plat Book 48, Page 69, Orange County Registry, to which reference is made for a more particular description of same. See also Plat Book 48, Pages 70-73, Orange County Registry.

Together with and subject that certain Declaration recorded in Book 677, Page 272, Orange County Registry.

Which has the following street address: 104 Jones Ferry Road, Suite C, Carrboro, NC 27510

Tax Id # 9778-76-3005.003