

ER  
of



20160205000023800 DEED  
Bk:RB6074 Pg:175  
02/05/2016 02:32:09 PM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co. NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$201.00

of (signature)

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$201.00 Parcel Identifier No. 9778763005.004

Mail after recording to: Grantee

This instrument was prepared by: Murphy Law, PLLC (without title examination & tax advice)

Brief Description for the index

Suite No. "D", Covenant Office Center

THIS DEED made this 5<sup>th</sup> day of February, 2016 by and between

| GRANTOR  | GRANTEE  |
|--|--|
| Raymond W. Atwater, and spouse<br>Cheryle C. Atwater<br>709 Reserve Estates Drive<br>Wake Forest, NC 27587 | Carolina Realty Sales Group of Chapel Hill, LLC, a North Carolina limited liability company<br>Mailing address: 891 Willow Drive, Suite 6<br>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 or near the City of Chapel Hill, Township, Orange County, North Carolina and more particularly described as follows:

BEING all of Suite No. "D", Covenant Office Center, according to that certain plat and survey thereof as recorded in Plat Book 48, Page 69, Orange County Registry.

"The Grantor herein states that the Premises conveyed herein [ ] is  is not the primary residence of the Grantor."

Submitted electronically by "Maitland Law Firm, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 681, Page 365.

A map showing the above described property is recorded in Plat Book 48, Page 69, 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 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:

Restrictions, easements, rights of way of record, if any, and 2016 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

*Raymond W. Atwater* (SEAL)  
Raymond W. Atwater  
*Cheryl C. Atwater* (SEAL)  
Cheryl C. Atwater

STATE OF NC  
COUNTY OF ORANGE

I, THE UNDERSIGNED, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Raymond W. Atwater and Cheryl C. Atwater

Date: February 5, 2016. (Official Seal)

*Kimberly O. Leonard*  
Printed name: Kimberly O. Leonard Notary Public

My Commission Expires: 9-3-17

