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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$520.00

9864-91-4814.002 KR

Parcel Identifier: _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee, 120 Providence Rd., Ste. 200, Chapel Hill, NC 27514

This instrument was prepared by: Thomas R. Holt, Attorney at Law

Brief description for the Index: Unit B, Granville Centre Condominium

THIS DEED made effective as of the 28th day of June, 2023, by and between

GRANTOR	GRANTEE
STUCHINER-EBERT 54, LLC, a North Carolina limited liability company 1601 E. NC Highway 54 Durham, NC 27713	MFN, LLC, a North Carolina limited liability company Property address: 112 John Earl St., Unit B Hillsborough, NC 27278

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land, or condominium unit situated in Orange County, North Carolina, and more particularly described as follows:

See Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6351, Page 350.

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

A map showing the above-described property is recorded in Plat Book 103, Pages 175 and 176.

NC Bar Association Form No. 3 © Revised 7/2013
Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 3
North Carolina Association of Realtors, Inc. – Standard Form 3

Submitted electronically by "Bagwell Holt Smith-SV"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

STUCHINER-EBERT 54, LLC,
a North Carolina limited liability company

By: [Signature]
Oren Stuchiner, Manager

STATE OF NORTH CAROLINA

ORANGE COUNTY

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document:

Oren Stuchiner, Manager of STUCHINER-EBERT 54, LLC, a North Carolina limited liability company

Date: 06/28, 2023

(Affix Official Seal below)

[Signature]
Official Signature of Notary Public

Print Name: Thomas R. Holt

My commission expires: 10.06.2025

THOMAS R. HOLT
NOTARY PUBLIC
ORANGE COUNTY, NC

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EXHIBIT A

BEING all of Unit B, as per plat and survey entitled "Condominium Plat Property of C. T. Bennett, LLC", prepared by Dale D. Faulkner, P.L.S., dated October 15, 2007, now on file in the office of the Orange County Register of Deeds in Plat Book 103, Pages 175 and 176, to which reference is hereby made for a more particular description of same.

Together with all rights and easements appurtenant to said unit as specifically enumerated in the Declaration of Condominium for The Granville Centre Condominiums, Inc., recorded in Book 4522, Page 141, Orange County Register of Deeds

Together with all rights of grantor in and to the limited common elements and facilities appurtenant to said unit; and subject to the said Declaration and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 18.34% (Unit B) as the common interest appertaining to the above unit in the common elements; (2) use and restriction of use of the unit for commercial purposes, and other uses reasonably incidental thereto as specified in the Declaration of Condominium for The Granville Centre Condominiums, Inc.; (3) property rights of grantee as a unit owner, in and to the common elements; (4) obligations and responsibility of the grantee for regular common charges and special assessments and the effect of non-payment thereof as set forth in the Declaration and By-Laws annexed thereto; (5) limitations upon use of common elements; (6) obligations of grantee and the association, referenced in the By-Laws, for maintenance; and (7) restrictions upon use of the unit ownership in real property conveyed hereby.

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