

41453

Official Document

### NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Wray Harrison, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Excise tax \$ 840.00

Tax Lot Nos. ~~9789916681~~ <sup>NS</sup>

Mail after Recording to: GRANTEES

This Instrument was Prepared by HARRISON LAW FIRM, P.A., Wray Harrison, Attorney

Brief Description for the Index: 1212 HILLVIEW ROAD

THIS DEED made this 21<sup>st</sup> day of DECEMBER, 2021, by and between

GRANTOR	GRANTEE
<p><b>LEWIS S. MORRIS, JR., and spouse,</b> <b>MARGARET M. MORRIS</b></p> <p>303 LANCASTER DRIVE CHAPEL HILL, NC 27517</p> <p><u>N/A</u> If checked, the property includes the primary residence of at least one of the GRANTOR, otherwise note as N/A, (per NCGS 105-317.2)</p>	<p><b>SRIPRIYA SRIDHAR CHITHAMOR,</b> <b>and spouse,</b></p> <p><b>K RANGA RAMA KRISHNAN</b></p> <p>1212 HILLVIEW ROAD CHAPEL HILL, NC 27514</p>

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 City/Town of **CHAPEL HILL, ORANGE** County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

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

Official Document

UNOFFICIAL

The property hereinabove described was acquired by the Grantor by instrument recorded in **Book 931, Page 395.**

A map showing the above-described property is recorded in **Book of Maps 4, Page 16.**

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, that title is marketable and free of all encumbrances and that the 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:

- 1. AD VALOREM TAXES FOR THE CURRENT AND PRIOR YEARS
- 2. RESTRICTIONS AND EASEMENTS AND RIGHTS OF WAY OF RECORD

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 above written.

Lewis S. Morris, Jr. (SEAL)  
**LEWIS S. MORRIS, JR.**

Margaret M. Morris (SEAL)  
**MARGARET M. MORRIS**

STATE OF NC

Durham County,

I, Gloria Roberts Hussey a Notary Public, certify that

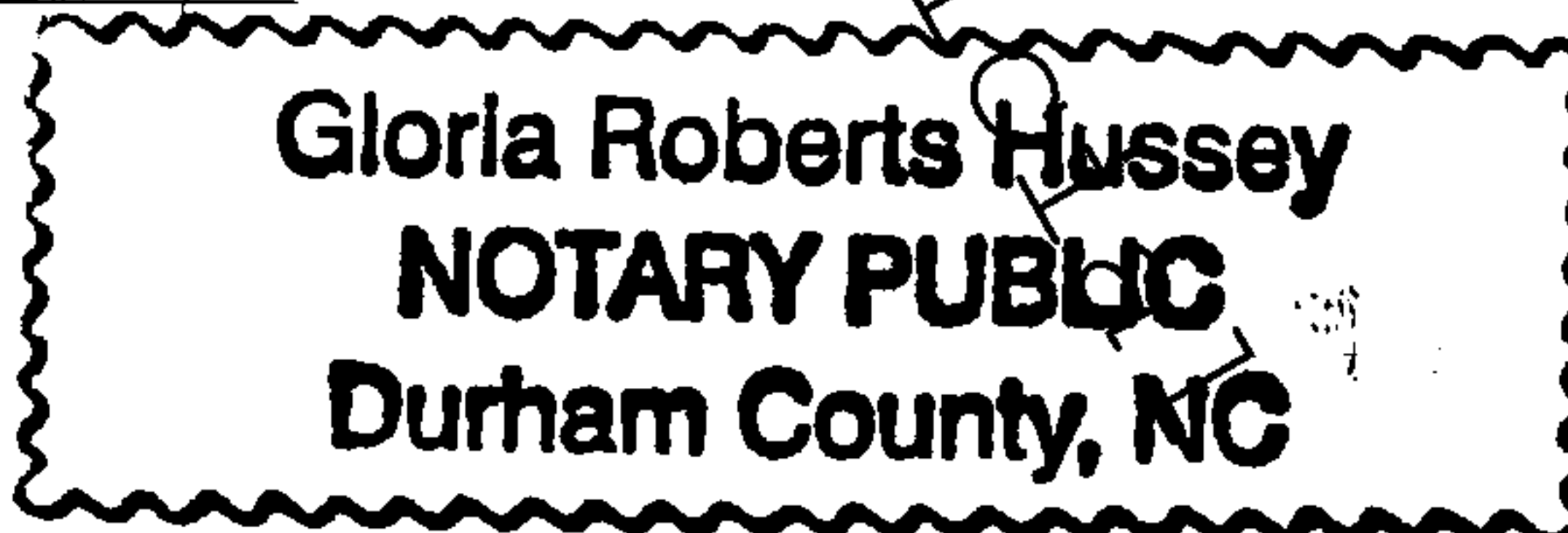
**LEWIS S. MORRIS, JR., and MARGARET M. MORRIS, GRANTORS,** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 21<sup>st</sup> day of December, 2021.

Gloria Roberts Hussey  
NOTARY PUBLIC

MY COMMISSION EXPIRES 03-08-2024

NOTARY SEAL



UNOFFICIAL Document

## EXHIBIT "A"

Unofficial Document

All that certain lot or parcel of land situated, lying and being on the East side of "Hill View" Road, a short distance East of the Town of Chapel Hill, N.C., and known and designated as Lot No. 55 of "Hill View" as surveyed by F.M. Carlisle, Civil Engineer, on June 6, 1947, plat of which is on file in the office of the Register of Deeds of Orange County in Plat Book 4 at Page 16, and more particularly described as BEGINNING at a stake in the East property line of the said Road, the Northwest corner of Lot No. 54; running thence along the East property line of the said Road North 3° 12' West 100 feet to a stake; the Southwest corner of Lot No. 56, running thence with the line of the said Lot North 86° 48' East 210 feet to a stake; running thence South 23° 5' West 38 feet to a stake; running thence South 10° 15' West 66 feet to a stake, the Northeast corner of Lot No. 54; running thence with the line of the said Lot South 86° 48' West 175 feet to the BEGINNING.

Unofficial Document

Unofficial Document