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UNOFFICIAL Document

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 600.00

Parcel Identifier No. 9789-91-7702 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Getter Law Offices, P.A., 7500 Six Forks Road, Suite 101, Raleigh, NC 27615

Brief description for the Index: LOT 56, Hillview

THIS DEED made this 29th day of December, 2021 by and between

GRANTOR

GRANTEE

Lewis S. Morris, Jr., and spouse  
Margaret M. Morris  
303 Lancaster Drive  
Chapel Hill, NC 27517

Dylan Grey Properties LLC  
A North Carolina Limited Liability Company  
1122 Burning Tree Drive  
Chapel Hill, NC 27517

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 or parcel of land situated in the City of Chapel Hill, \_\_\_\_\_ Township, Orange County, North Carolina and more particularly described as follows:

Legal Description Attached

PIN: 9789-91-7702  
Known as: 1214 Hillview Road, Chapel Hill, NC 27514

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1235 page 384.

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

A map showing the above described property is recorded in Plat Book 5 page 121

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

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:

Easements and Restrictions of record and Matters per Plat.  
2021 ad valorem taxes.

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

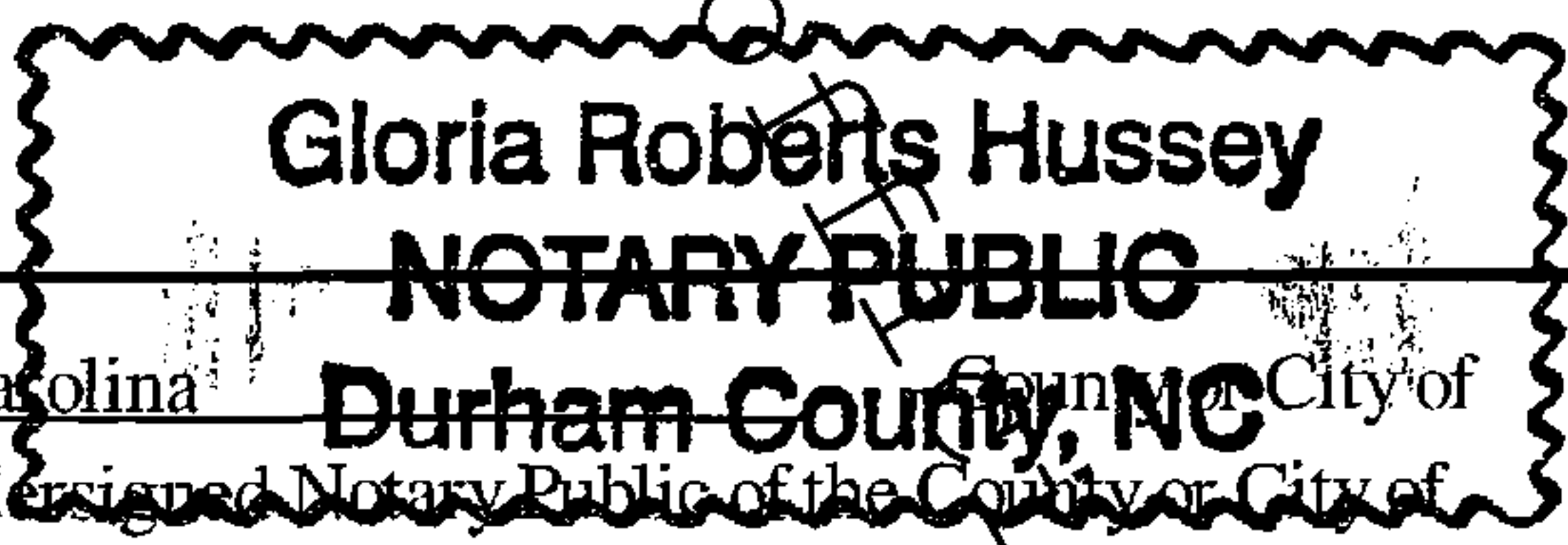
Lewis S. Morris, Jr. (SEAL)  
Print/Type Name: Lewis S. Morris, Jr.

Margaret M. Morris (SEAL)  
Print/Type Name: Margaret M. Morris

State of North Carolina - County or City of Orange Durham  
I, the undersigned Notary Public of the County or City of Orange Durham and State aforesaid, certify that Lewis S. Morris, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21<sup>st</sup> day of December, 20 21.

My Commission Expires: 03-08-2024  
(Affix Seal)

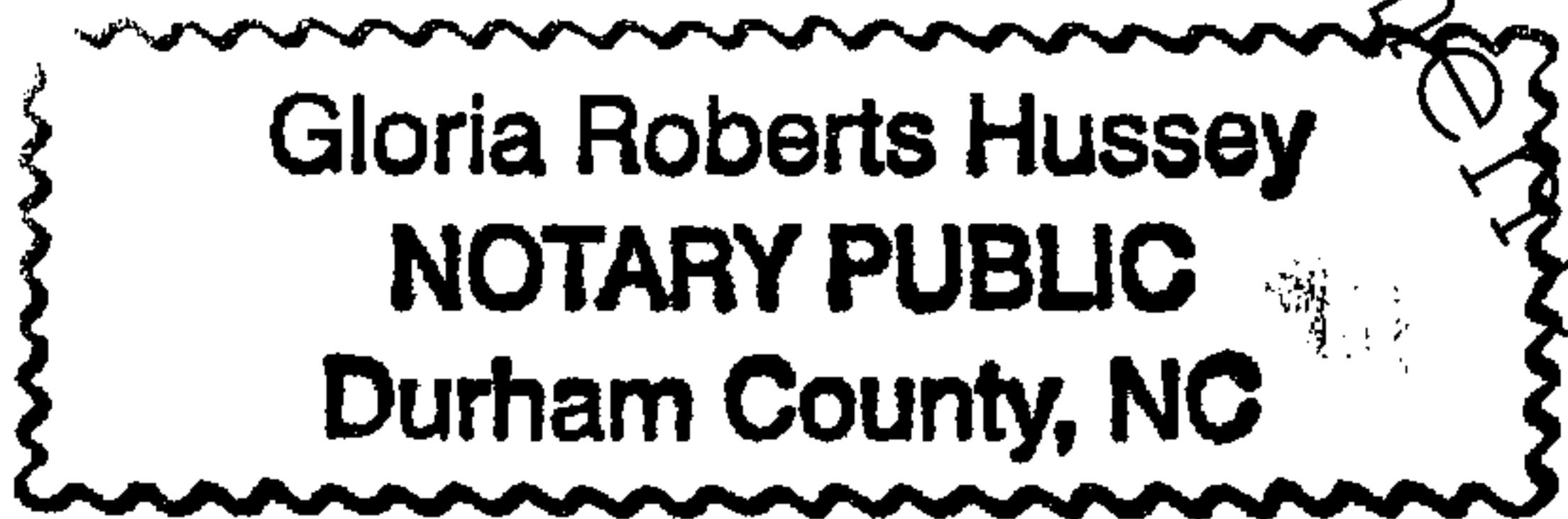
Gloria Roberts Hussey  
Gloria Roberts Hussey Notary Public  
Notary's Printed or Typed Name



State of North Carolina - County or City of Orange Durham  
I, the undersigned Notary Public of the County or City of Orange Durham and State aforesaid, certify that Margaret M. Morris personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21<sup>st</sup> day of December, 20 21.

My Commission Expires: 03-08-2024  
(Affix Seal)

Gloria Roberts Hussey  
Gloria Roberts Hussey Notary Public  
Notary's Printed or Typed Name



ATTACHMENT

PIN: 9789-91-7702  
Known as: 1214 Hillview Road, Chapel Hill, NC 27514

*ALL that certain lot or parcel of lying and being in Chapel Hill Township, Orange County, North Carolina, located on the east side of Hillview Street in the Town of Chapel Hill, North Carolina, and known and designated as Lot No. 56, of HILLVIEW as surveyed and platted by F.M. Carlisle on June 6, 1947, and again on June 13, 1953, and more particularly described as follows:*

*BEGINNING at a stake in the east property line of Hillview Road, the southwest corner of Lot No. 57; running thence with the line of the said lot, North 86° 48' East 260 feet to a stake; running thence South 23° 5' West 111.8 feet to a stake, the northeast corner of Lot No. 55; running thence with the line of said lot, South 86° 48' West 210 feet to a stake in the eastern property line of Hillview Road; running thence with the eastern property line of the said road, North 3° 12' West 100 feet to the BEGINNING and being all of Lot No. 56, as shown on plat recorded in Plat Book 5, at Page 121, Orange County Registry.*

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DYLANGRAY-HILLVIEW  
1214 Hillview Road, Chapel Hill, NC 27514