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JAA



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Bk:RB6457 Pg:501
05/01/2018 04:06:07 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$388.00

JAA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$388.00

Parcel Identifier No. 9890715570.140 Verified by JKB County on the ___ day of _____, 20___
By: _____

Mail/Box to: Mark Rosenberger 8971 Winged Thistle Ct. Raleigh, NC 27617

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

Brief description for the Index: Suite 140, The Atrium of Chapel Hill Condominium

THIS DEED made this 1st day of May, 2018 by and between

GRANTOR

GRANTEE

Orange County Farm Bureau, Inc.
110 Millstone Dr
Hillsborough, NC 27278

Mark Rosenberger, married
141 Providence Road
Suite 140
Chapel Hill, NC 27514

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 the City of Chapel Hill, _____ Township, Orange County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2620 page 182.

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 ___ page ___.

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:

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

Orange County Farm Bureau, Inc. _____ (SEAL)
 (Entity Name) _____
 By: Morris Shambley _____
 Print/Type Name & Title: Morris Shambley, President _____
 Print/Type Name: MORRIS SHAMBLEY (SEAL)
 By: _____
 Print/Type Name & Title: _____
 Print/Type Name: _____ (SEAL)
 By: _____
 Print/Type Name & Title: _____
 Print/Type Name: _____ (SEAL)

State of North Carolina – County of Orange
 I, the undersigned Notary Public of the County and State aforesaid, certify that Morris Shambley, personally appeared before me this day and acknowledged that he is the President of Orange County Farm Bureau, Inc., a ~~North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable)~~, and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30th day of April, 2018
 My Commission Expires: April 28 2023 _____
 Notary Public Debra S. Miller

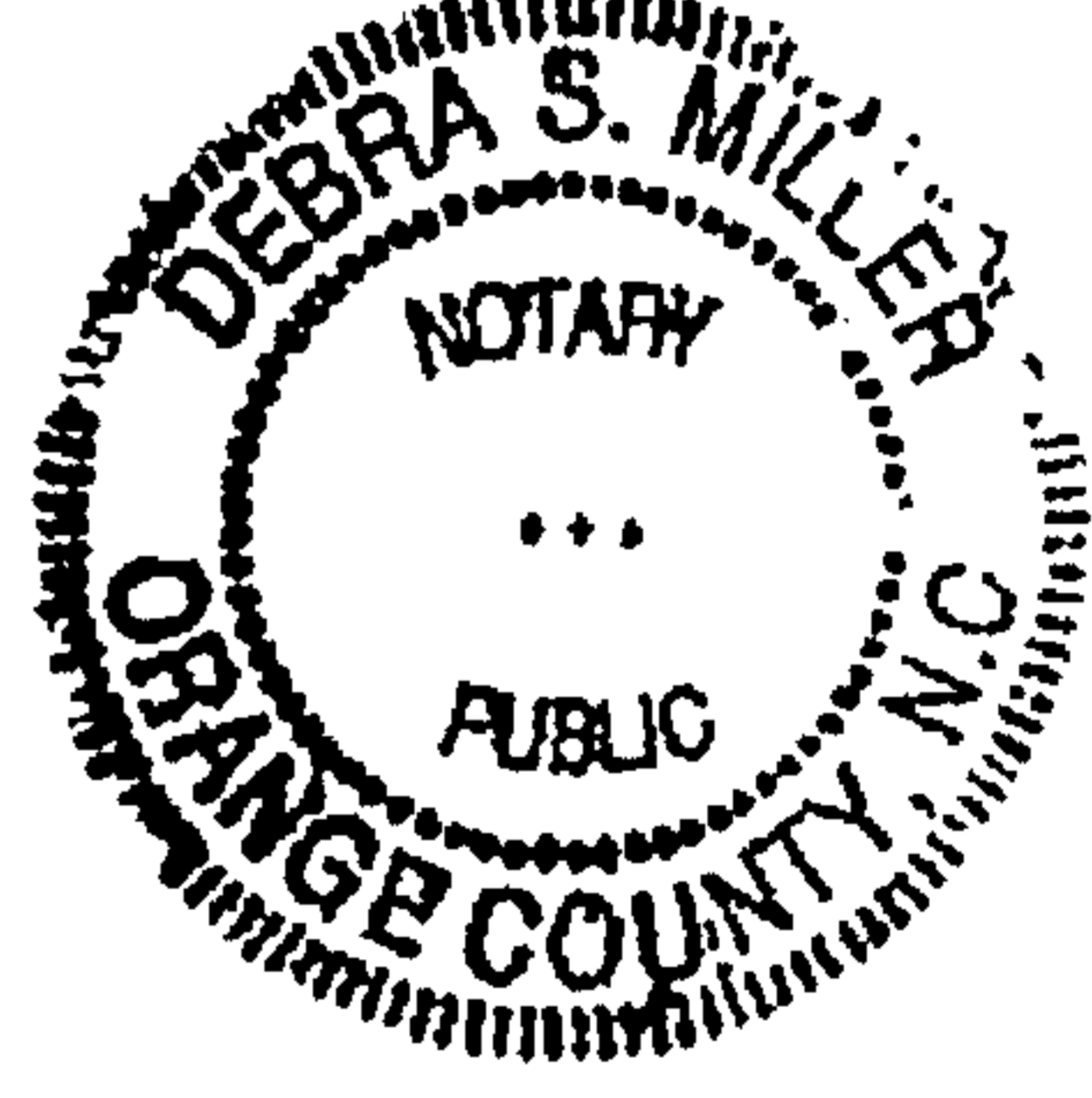


EXHIBIT "A"

BEING all of that Condominium unit located in Orange County, North Carolina and designated as suite 140 of The Atrium of Chapel Hill Condominium, as shown on plat and plans thereof recorded in Condominium Book 90, Pages 45 through 47, amended in Condominium Book 90, Page 141, and as described by that Declaration of Condominium for The Atrium of Chapel Hill Condominium recorded in Book 2557, Page 84, as amended in Book 2620, Page 21, in the office of the Register of Deeds of Orange County, North Carolina, together with all rights, title, interest, privileges, easements, duties, and liabilities appurtenant thereto.

