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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,187.00

Parcel Identifier: 9799-03-2224.004 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee, at 280 Oakley Farm Rd., Chapel Hill, NC 27517

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

Brief description for the Index: Unit 102, Building B, The Center II Condominiums

THIS DEED made effective as of the 7th day of December, 2022, by and between

GRANTOR	GRANTEE
American Cleft Palate – Craniofacial Association, a Pennsylvania nonprofit corporation	Chapel Center, LLC, a North Carolina limited liability company
<u>Mailing address:</u> 510 Meadowmont Village Circle, Suite 377 Chapel Hill, NC 27517	<u>Mailing address:</u> 500 Westover Drive, Suite 15711 Sanford, NC 27330-8941

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 HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3317, Page 547, Orange County Registry.

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

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.

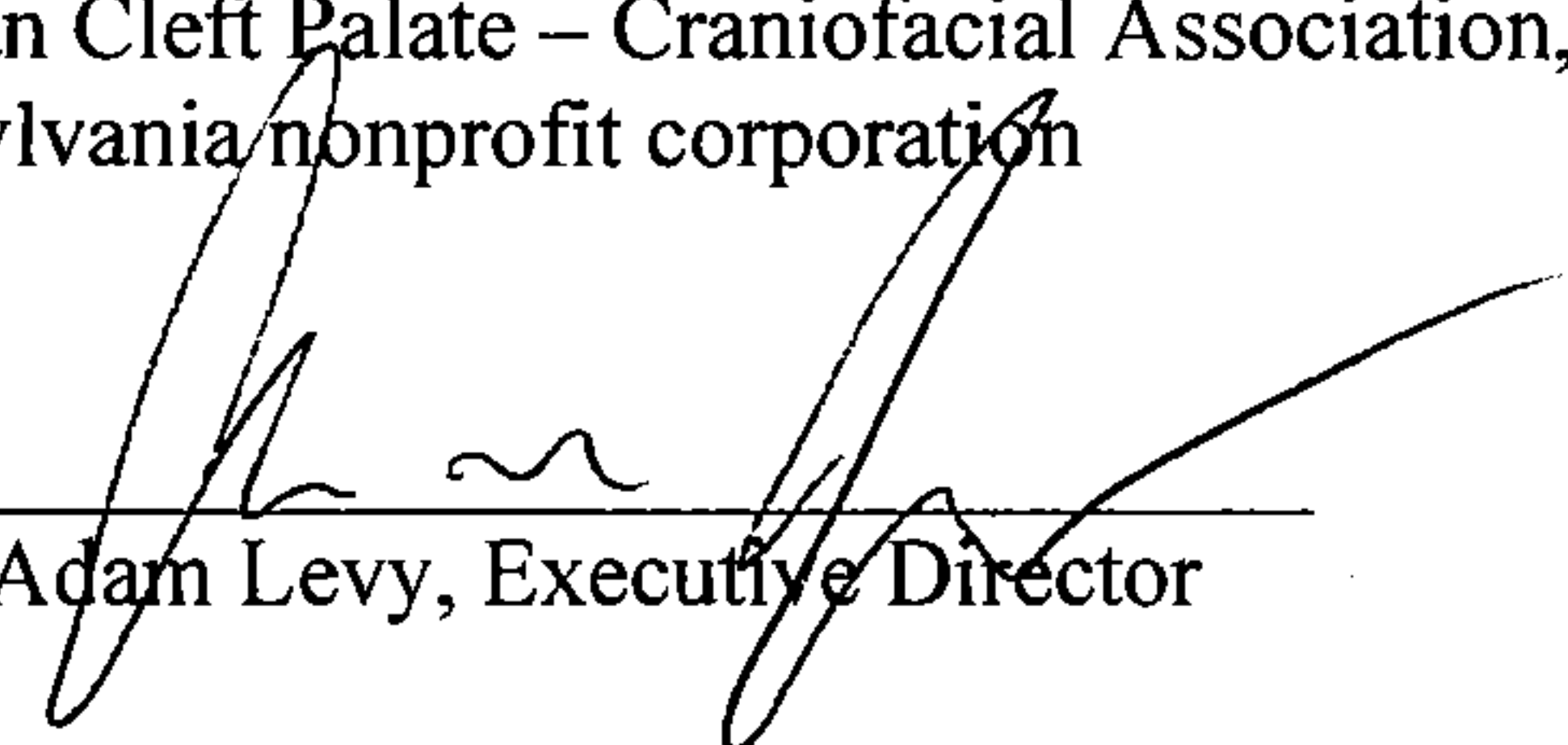
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, 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.

American Cleft Palate – Craniofacial Association,
a Pennsylvania nonprofit corporation

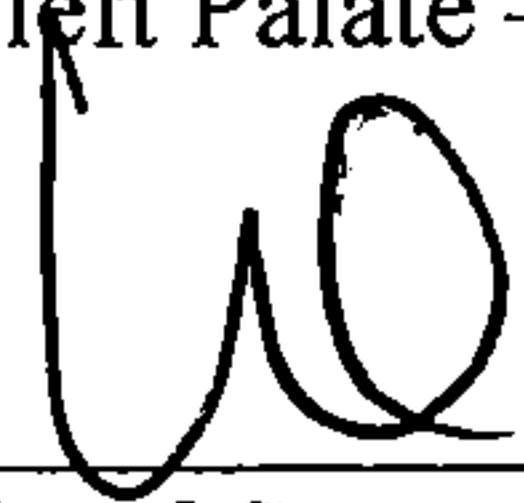
By: 
Adam Levy, Executive Director

Orange County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Adam Levy, Executive Director of American Cleft Palate – Craniofacial Association

Date: December 7th, 2022

(Affix Official Seal below)



Official Signature of Notary Public

Print Name: Thomas R. Holt

My commission expires: 10-06-2025

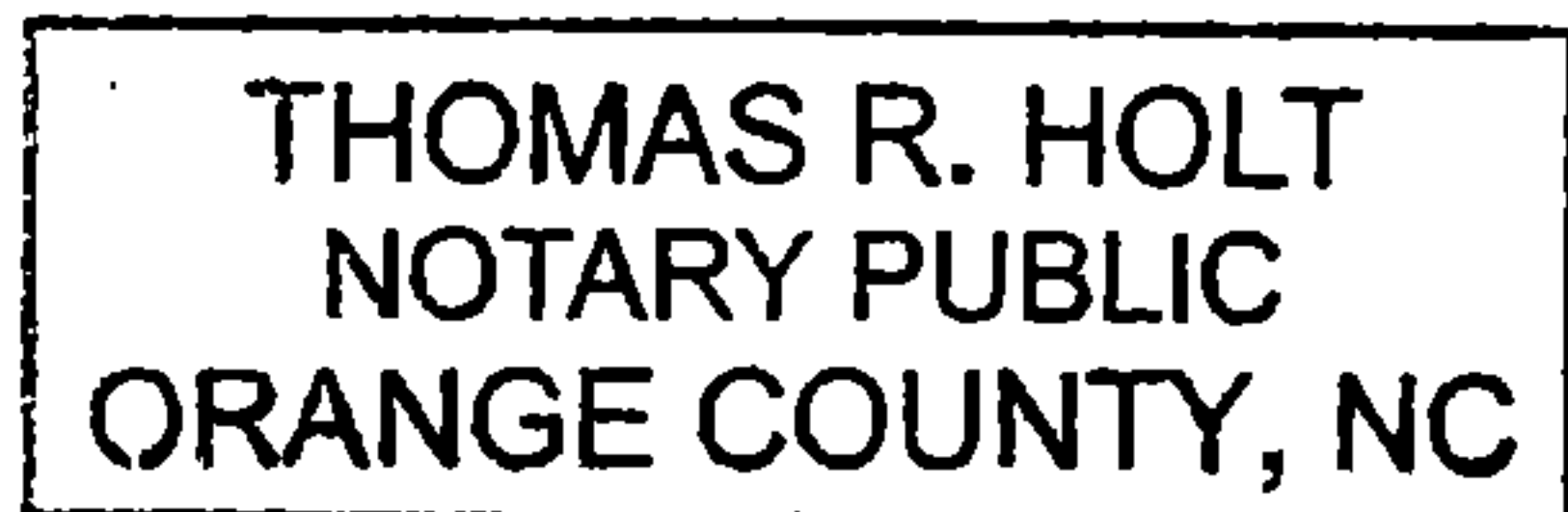


EXHIBIT A

Being known and designated as Unit No 102, Building B, as shown on plat or plats recorded in Plat Book 90 at Pages 135 through 138 in the Office of the Register of Deeds of Orange County, North Carolina, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium", recorded in the Office of the Register of Deeds of Orange County in Book 773, Page 573, et seq. ("The Declaration"), as amended by the First Amendment to Declaration of Condominium recorded in Book 776, Page 536, the Second Amendment to Declaration of Condominium Recorded in Book 817, Page 378, the Third Amendment to Declaration of Condominium recorded in Book 949, Page 18, the Fourth Amendment to Declaration of Condominium, recorded in Book 1044, Page 380, the Fifth Amendment to Declaration of Condominium, recorded in Book 1103, Page 352, the Sixth Amendment to Declaration of Condominium, recorded in Book 1149, Page 219, the Seventh Amendment to Declaration of Condominium, recorded in Book 1149, Page 467, the Eighth Amendment to Declaration of Condominium, recorded in Book 1226, Page 389, the Ninth Amendment to Declaration of Condominium, recorded in Book 1226, Page 397, the Tenth Amendment to Declaration of Condominium, recorded in Book 1253, Page 199, the Eleventh AMENDMENT to Declaration of Condominium, recorded in Book 1368, Page 273, the Twelfth Amendment to Declaration of Condominium, recorded in Book 1423, Page 178, the Thirteenth Amendment to Declaration of Condominium, recorded in Book 2289, Page 365, the Fourteenth Amendment to Declaration of Condominium, recorded in Book 2616, Page 376, the Fifteenth Amendment to Declaration of Condominium, recorded in Book 5762, Page 1, and the Sixteenth Amendment to Declaration of Condominium, recorded in Book 6612, Page 963, all Orange County Registry.

BEING also Unit 102, as created and defined by the Declaration of Condominium for Center II Condominiums, recorded in Book 5780, Page 233, Orange County Registry.

Parcel ID: 9799-03-2224.004

Address: 1504 E. Franklin St., Unit 102, Chapel Hill, NC 27514