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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$734.00

Parcel Identifier: 9799-03-2207.010 Verified by mab County on the ___ day of _____, 20__
By: _____

Mail/Box to: Grantee

Delinquent taxes, if any, to be paid by closing attorney upon disbursement of closing proceeds

This instrument was prepared by: Thomas R. Holt, Attorney (without benefit of title examination)

Brief description for the Index: Unit 204, Bldg. A, The Center Condominiums

THIS DEED made effective as of the 2 day of March, 2021, by and between

GRANTOR	GRANTEE
NONA I. BREELAND, Free Trader pursuant to Memorandum of Premarital Agreement recorded in Book 4106, Page 438, Orange County Registry 2524 Mill Ridge Lane Chapel Hill, NC 27514	EAST FRANKLIN 1506, LLC, A North Carolina limited liability company 124 King Arthur Court Morrisville, NC 27560

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 817, page 384.

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