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20160815000171490 DEED
Bk: RB6172 Pg: 355
08/15/2016 08:52:55 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$950.00

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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 950.00

Parcel Identifier No. 9799045771.006 Verified by KPC County on the ___ day of _____, 20__

By: 9799-04-5771.002

Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

Brief description for the Index: _____

THIS DEED made this 12th day of August, 2016, by and between

GRANTOR	GRANTEE
Stephen M. Pieroni and wife, Waka Kadoma 402 Landerwood Ln Chapel Hill, NC 27514	Royal Oak Real Estate Holdings, LLC 1525 E. Franklin Street Unit 2 & 6 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2199 page 456.

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 75 page 37-39.

Submitted electronically by "The Fife 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.

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:
Restrictive covenants recorded in Book 1419, Page 219, Orange County Registry.

Easements and Restrictions of record.

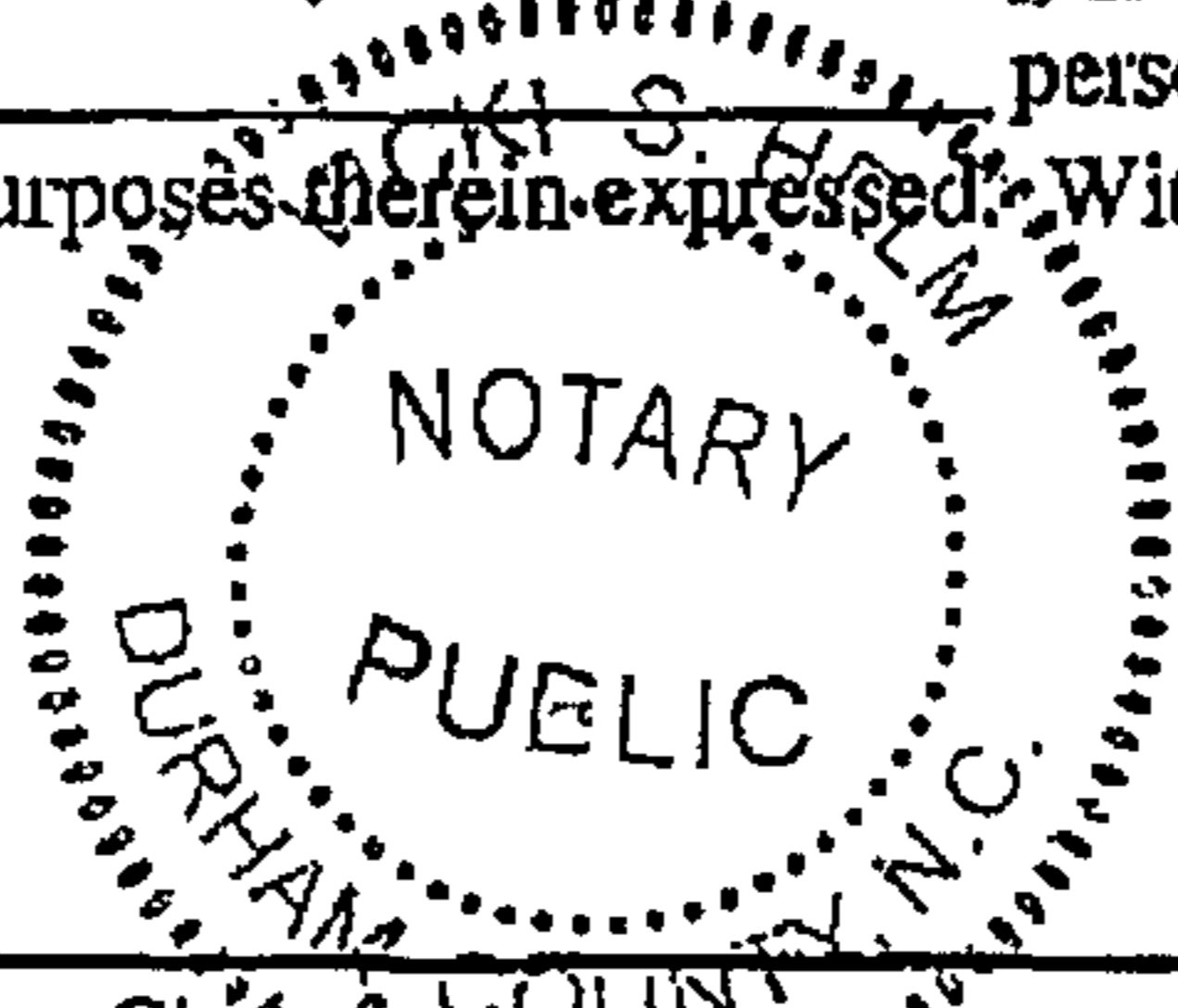
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) (SEAL)
 By: _____
 Print/Type Name & Title: _____
 Print/Type Name: Stephen M. Pieroni

 Print/Type Name: Waka Kadoma (SEAL)
 By: _____
 Print/Type Name & Title: _____
 Print/Type Name: _____ (SEAL)
 By: _____
 Print/Type Name & Title: _____
 Print/Type Name: _____ (SEAL)

State of North Carolina - County or City of Orange

I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that Stephen M. Pieroni and wife, Waka Kadoma 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 15th day of August, 2016. 12th



My Commission Expires: 4-20-2018
(Affix Seal)

Vicki S. Helm
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, 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 _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name



Exhibit A

Being known and designated as Unit 2 and a One-Half Undivided Interest in Unit 6 of The EAST FRANKLIN STREET PROFESSIONAL CENTER, a Condominium, as shown on plats and plans of Book 75, Pages 37, through 39, inclusive, in the Orange County, North Carolina Registry.

This conveyance is subject to that Declaration of Protective Covenants, Conditions and Restrictions dated November 17, 1995, recorded with the Register of Deeds, Orange County, North Carolina, on December 20, 1995, in Book 1419, Page 219, and as may be amended thereafter.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration as amended from time-to-time and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration and any amendments thereto.

JP

