

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,300.00 File No. NC-22-05278

Parcel Identifier No. 9799-04-5771.001, 9799-04-5771.006 QB

Title Insurance: Metro Title Company, LLC

Mail/Box to: Costner Law Office, PLLC, 7400 Carmel Executive Park, Suite 200, Charlotte, NC 28226

This instrument was prepared by: Costner Law Office, PLLC, 7400 Carmel Executive Park, Suite 200, Charlotte, NC 28226

Brief description for the Index: Unit 1 & P/O Unit 6, The East Franklin Street Professional Center Subdivision

THIS DEED made this **25** day of **May**, 20**22**, by and between

GRANTOR	GRANTEE
Barbara T. Hershey Limited Partnership	NC Fry Partners, Limited Partnership, a North Carolina Limited Partnership
Forwarding Address: 185 Sun Forest Way Chapel Hill, NC 27517	Property Address: 1525 E. Franklin Street Chapel Hill, NC 27514 Mailing Address: 3206 Old Chapel Hill Road Durham, NC 27707

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, Orange County, North Carolina and more particularly described as follows:

Being known and designated as Unit 1 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 the Declaration of Protective Covenants, Conditions, and Restrictions dated November 17, 1995 and recorded with the Register of Deeds of Orange County, North Carolina on December 20, 1995, in Book 1419, Page 219, and amended in Book 1435, Page 134, and amended in Book 1475, Page 495, and as may be amended thereafter.

Submitted electronically by "Costner Law Office, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4390 page 389.

If initialed, the property includes the primary residence of at least one of the Grantors. _____ (*N.C.G.S. §105-317.2*)

A map showing the above described property is recorded in Plat Book 75 page 37-39.

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.

Barbara T. Hershey Limited Partnership

BY: Barbara T. Hershey D.D.S.
Barbara T. Hershey, D.D.S.
General Partner

State of W.C.
County of Orange

I, Yma Benoit-Petit-Jeune, a Notary Public for the said County and State, do hereby certify that Barbara T. Hershey, D.D.S. personally appeared before me this day and acknowledged that she is the General Partner of Barbara T. Hershey Limited Partnership, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 23rd day of May, 20 20.

Yma Benoit-Petit-Jeune
Notary Public

Yma Benoit-Petit-Jeune
Notary's Printed or Typed Name

My Commission Expires:

12/16/2025

