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Bk:RB6370 Pg:497  
09/27/2017 02:10:37 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$258.00

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### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$258.00

Parcel Identifier No. 9799-26-8986.011 Verified by JR County on the \_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Law Offices of W. Richard Jamison, PLLC

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 27th day of September, 2017, by and between

GRANTOR

GRANTEE

L. Lane Sarver and wife,  
Janet Urman  
4411 Grandale Drive  
Durham, NC 27713

WearBur Partners, LLC  
5003 Butternut Road  
Durham, NC 27707

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 1115 page 180.

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 40 page 162.

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:

Easements, rights of way and restrictions of record. Ad valorem taxes for 2017 and subsequent years.

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

By: \_\_\_\_\_ (Entity Name) X L. Lane Sarver (SEAL)  
Print/Type Name: L. Lane Sarver

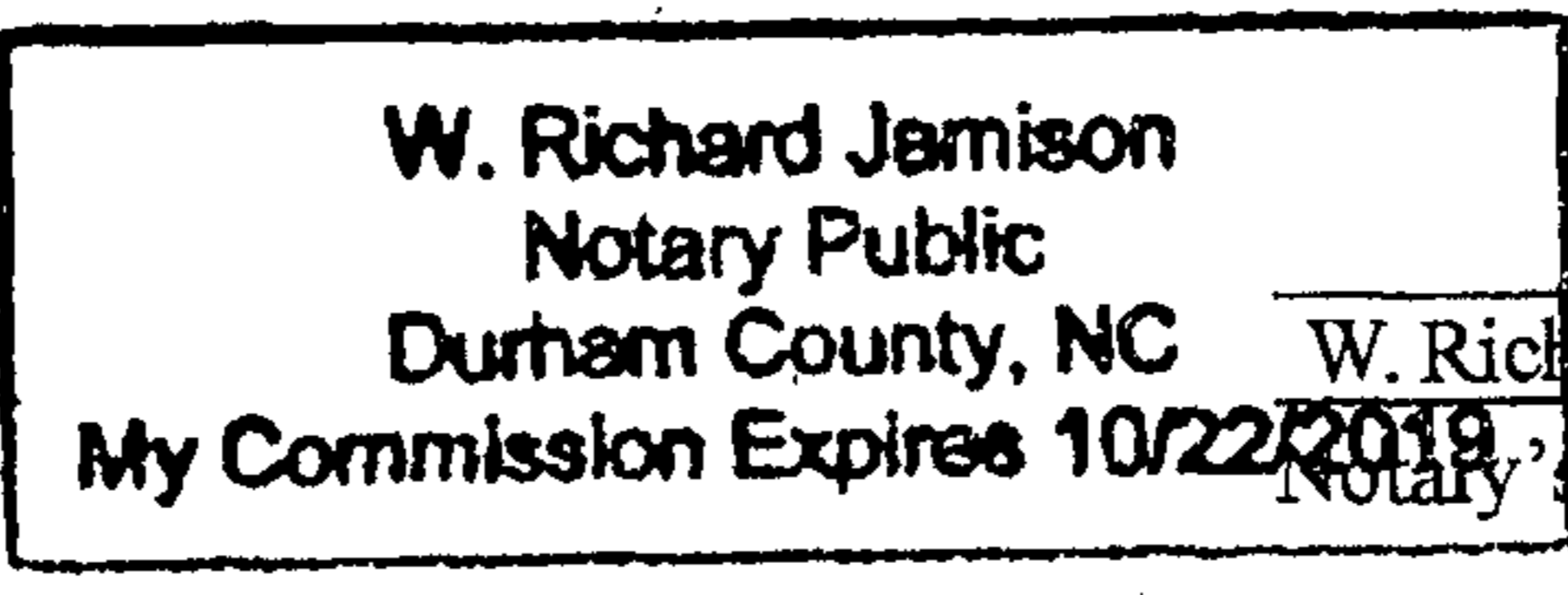
Print/Type Name & Title: \_\_\_\_\_ X Janet Urman (SEAL)  
Print/Type Name: Janet Urman

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that L. Lane Sarver and wife, Janet Urman 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 27th day of September, 2017.



My Commission Expires: October 22, 2019 (Affix Seal) W. Richard Jamison 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

### LEGAL DESCRIPTION

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

BEING all of Unit C, Building 900, Phase III-B, "Franklin Square," as described in the Agreement recorded at Book 3543, Page 505, Orange County Registry, and in the deed recorded at Book 115, Page 180, Orange County Registry, but shown as Unit A, on the plat entitled "Franklin Square Office Condominiums, Phase III-B" as shown on the plat recorded at Plat Book 40, Page 162, Orange County Registry, together with all rights and easements appurtenant to said unit, including an undivided percentage interest per unit as tenant in common in and to the common areas and facilities, said percentage being more fully defined and described in that certain Declaration of Unit Ownership, Exhibits, and By-Laws attached thereto or referred to therein, recorded on April 9, 1982, in Book 385, Page 370, Orange County Registry, as amended by the instruments recorded in Book 428, Page 464, Orange County Registry, Book 461, Page 156, Orange County Registry, and Book 499, Page 679, Orange County Registry, to which reference is hereby made. The description in said Declaration of Unit Ownership of the land on which the units are located is hereby made an integral part of this deed and is referred to for identification purposes only as required by N.C.G.S. 47A-14. These units are shown on a plat recorded in Plat Book 40, Pages 162-163, Orange County Registry, to which plat reference is hereby made.

The property hereby conveyed is to be used for office and general business purposes only, excluding retail sales, and are subject to all restrictions and provisions as set forth in the aforesaid Declaration, Exhibits and By-Laws as the same may now exist or hereafter be amended as provided by law, and are subject to all easements of record or portrayed on any recorded survey of Franklin Square, including, but not limited to, easements for right-of-way, ingress and egress, drainage, sewer lines, water lines and utility lines.

Grantee, by acceptance hereof and by agreement with Grantors, hereby expressly assumes and agrees to be bound by and to comply with all the covenants, terms, provisions, and conditions set forth in such Declaration of Condominium, as amended, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the condominium which may be levied against the unit.

address: 1829 East Franklin Street, Unit 900C, Chapel Hill, NC 27514

PIN: 9799-26-8986.011

