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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$340.00

aw

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$340⁰⁰

Parcel Identifier No. 9799268986.012 Verified by RLB County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Donna Ray Berkelhammer, Atty, 4711 Hope Valley Rd, Ste 4F, No. 214, Durham NC 27707

Brief description for the Index: Unit 900-D Franklin Square

THIS DEED made this 30 day of January, 2019, by and between

GRANTOR

GRANTEE

Rosalie A. Olsen (Widow)
4 Carolina Meadows Apt 302
Chapel Hill NC 27517-8524

Meadowlands Condos, LLC
505 Meadowlands Dr #101
Hillsborough NC 27278

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

As shown on Exhibit A attached hereto and incorporated by reference as if fully set forth herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 500, Page 290.

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

A map showing the above described property is recorded in Plat Book 40, Pages 162-163.

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:

Declaration of Unit Ownership recorded in Book 385, Page 370, as amended by instruments recorded in Book 428, Page 464; Book 461, Page 156; Book 499, Page 679; Book 529, Page 543; Book 553, Page 662; Book 593, Page 377; Book 956, Page 509; Book 1424, Page 241; and Book 4205, Page 290, all of Orange County Registry.

Agreement recorded in Book 3543, Page 505, Orange County Registry.

Utility easements, rights of way and restrictions of record. Orange County and the Town of Chapel Hill ad valorem property taxes for 2018 and subsequent years.

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

Rosalie A. Olsen (SEAL)
ROSALILE A. OLSEN

State of North Carolina - County Durham

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that ROSALIE A. OLSEN 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 30th day of January, 2019.

JAIME MORRIS
Notary Public, North Carolina
Durham County
My Commission Expires
July 16, 2020

My Commission Expires: July 16, 2020

Jaime Morris
Jaime Morris Notary Public
Notary's Printed or Typed Name



EXHIBIT A
LEGAL DESCRIPTION

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

BEING all of Unit D, Building 900, Phase III-B, Franklin Square, as described in the **Agreement** recorded in **Book 3543, Page 505**, Orange County Registry, but shown as Unit D on the plat entitled, "Franklin Square Office Condominiums, Phase III-B," as shown on the plat recorded in 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 there, recorded April 9, 1982, in Book 385, Page 370, as amended by the instruments recorded in Book 428, Page 464; Book 461, Page 156; and Book 499, Page 679, all of 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. Gen. Stat. § 47A-14. These units are shown on the 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 is 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 Grantor, 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 Unit Ownership, 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 E Franklin St, Ste 900-A, Chapel Hill NC 27514

PIN: 9799268986.012

