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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$410.00

JWA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 410.00

Parcel Identifier No. 9799264478.011 and 9799264478.016 *AB*

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee 64 E. Willow Way, Chapel Hill, NC 27516

This instrument was prepared by: Joseph W. Marion

Brief description for the Index: Units A and F Bldg 200 Franklin Square

THIS DEED made this 27th day of June, 2018, by and between

GRANTOR	GRANTEE
LISA M. SLATT joined by her husband, ALAN SPANOS	PAMARE PROPERTIES, LLC a North Carolina limited liability company
Address: 402 Bowling Creek Road Chapel Hill, NC 27514	Property Address: 1829 E. Franklin Street Stes. A & F Chapel Hill, NC 27514

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 or parcel of land situated in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

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



See attached Exhibit A for legal description

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C.G.S § 105-317.2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2602, Page 332.

A map showing the above described property is recorded in Plat Book 35, Pages 44 - 45.

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:

Subject to all easements, restrictions and rights-of-way of record.

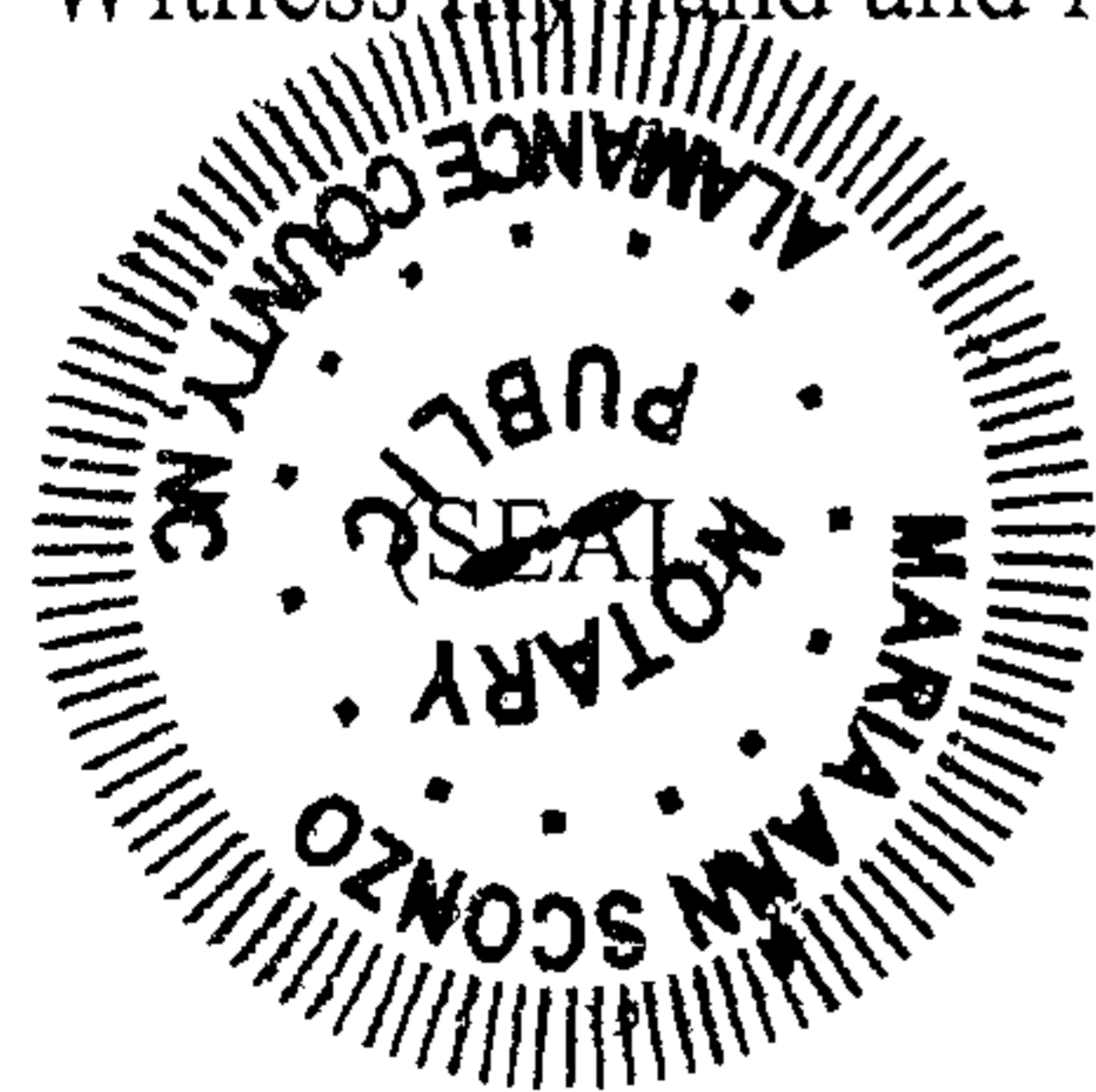
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Handwritten signature of Lisa M. Slatt (Seal)
LISA M. SLATT
Handwritten signature of Alan Spanos (Seal)
ALAN SPANOS

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that LISA M. SLATT and ALAN SPANOS personally appeared before me this day and acknowledged to me that they voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27 day of June, 2018.



Sign: Maria Ann Sconzo
Print: MARIA Ann Sconzo - Notary Public

My Commission Expires: 6/2/2023

EXHIBIT A



BEING all of Unit A and F, Building 200, Phase I, "Franklin Square," 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 Deed Book 385, Page 370, as amended by instrument recorded in Book 428, Page 464 as amended in instrument recorded in Book 461, Page 156, and as further amended by instrument recorded in 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 unit is located is hereby made an integral part of this deed and is referred to for identification purposes only as required by G.S. 47A-14. This unit is shown on a plat recorded in Plat Book 35, Page 44-45, 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 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 is 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, and egress, drainage, sewer lines, water lines and utility lines.

Grantee, by acceptance hereof and by agreement with Grantors, hereby expressly assume and agree 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 maintenance and operation of the condominium which may be levied against the unit.

This property has a street address of 1829 Franklin Street, Suites A & F, Chapel Hill, NC 27514. Suite A has a tax parcel #9799264478.011 and Suite F has a tax parcel #9799264478.016.