

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded

2019 Aug 19 02:23 PM

Book: 8730 Page: 946

NC Rev Stamp: \$ 148.00 Fee: \$ 26.00

Instrument Number: 2019029602
DEED

Submitted electronically by Satterfield Law PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$148.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 125461

Mail after recording to: **Daron D. Satterfield , 401 Meadowlands Drive Suite 102, Hillsborough, NC 27278**

This instrument was prepared by: **Daron D. Satterfield (Title Insured with Investors Title Insurance)**

THIS DEED made this 19th day of August , 2019 by and between

GRANTOR

KAREN L O'NEAL and spouse, Joanna Parker

Mailing Address: 7723 Johnson Mill Road Bahama NC 27503

GRANTEE

Excel Realty Company, Inc.

Property Address: 1858 HILLANDALE ROAD, SUITE 210, DURHAM, NC 27705

Mailing Address: 6624 Fayetteville Street Road 106-A Durham NC 27713

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 and more particularly described as follows:

BEING ALL OF UNIT 210, 1858 HILLANDALE OFFICE CONDOMINIUM AS SHOWN ON CONDOMINIUM DOCUMENTS RECORDED IN CONDO DRAWER 5 AT PAGE 149, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5349 , Page 332 , Durham County Registry.

A map showing the above described property is recorded in Plat Book 5 , Page 149 , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Ad valorem taxes for 2019 and thereafter.
- 2. Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

_____ (Entity Name) Karen L O'Neal (SEAL)
 KAREN L O'NEAL

By: _____ Joanna Parker (SEAL)
 Title: _____ Joanna Parker

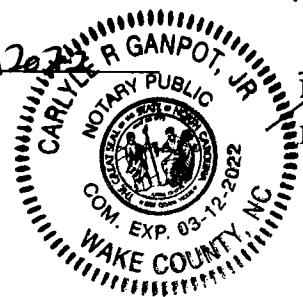
By: _____ (SEAL)
 Title: _____

_____ (SEAL)

NORTH CAROLINA Dalton COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: KAREN L O'NEAL and spouse, Joanna Parker. Witness my hand and official stamp or seal, this the 16 day of August, 2019

My Commission Expires: 03/12/2022



Carlisle R. Ganpot Jr.
 Notary Public
 Print Notary Name: CARLISLE R. GANPOT JR

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

 Notary Public
 Print Notary Name: _____