



20180315000046510 DEED
Bk:RB6436 Pg:279
03/15/2018 02:13:41 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$415.00

aw

s/p Excise Tax 415.00 Tax Parcel: 9788-27-2240.021
Prepared by: Benjamin Spence Albright, Attorney, Ramseur, N.C. (336) 824-4802
Grantor address:
Mail After Recording to: Grantee,

JP

**STATE OF NORTH CAROLINA
ORANGE COUNTY**

WARRANTY DEED

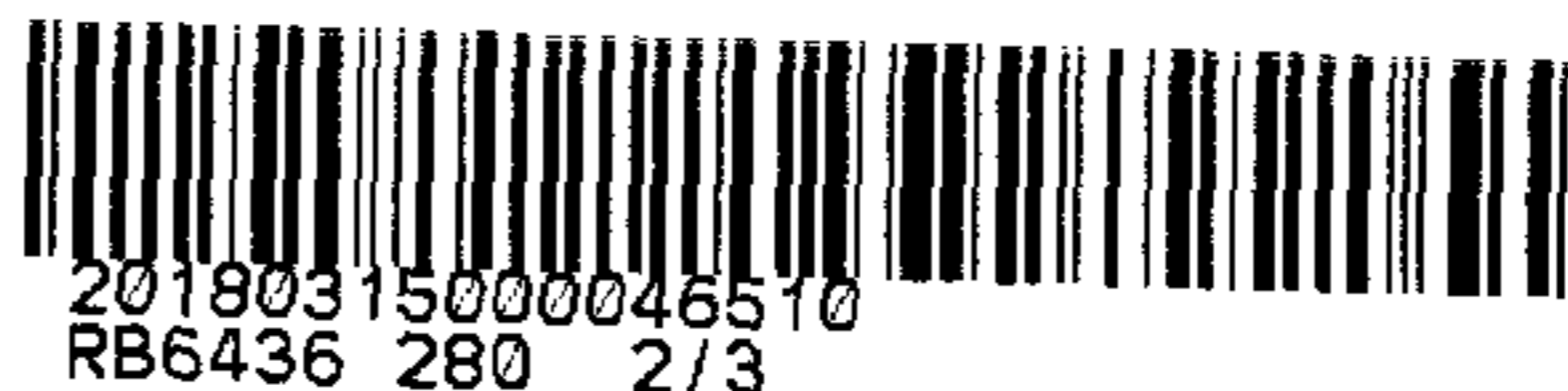
THIS DEED made this 13th day of March, 2018, by and between ZAITZ TRUST, LLP,
a MN LLP, BY BENJAMIN J. ZAITZ, Member/Manager, Grantor, party of the first part,
and,

THREEGALS REALTY HOLDINGS LLC, Grantee, party of the second part;
105 Blue Granite Court, Chapel Hill, NC 27514

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 CHAPEL HILL Township, County of ORANGE, State of North Carolina, and more particularly described as follows:

BEING all of Unit No. 308, The Fountains Condominium a described in the Amended and Restated Declaration of Unit Ownership recorded at Book 1979, Page 285 Orange County Registry and in the plans recorded at Plat Book 83, Pages 26 through 32 Orange County Registry to which reference is made for a more particular description together with an undivided 2.59% interest in the common areas as described in the Amended and Restated Declaration of Unit Ownership and the plans.



This conveyance is made and accepted subject to the Amended and Restated Declaration of Unit Ownership recorded at Book 1979, Page 285 Orange County Registry.

THE PREPARER OF THIS DEED HAS NEITHER EXAMINED NOR CERTIFIED TITLE.

For back reference see Book _____, page _____.

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 from 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.

The Property does not include the primary residence of Grantor.

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

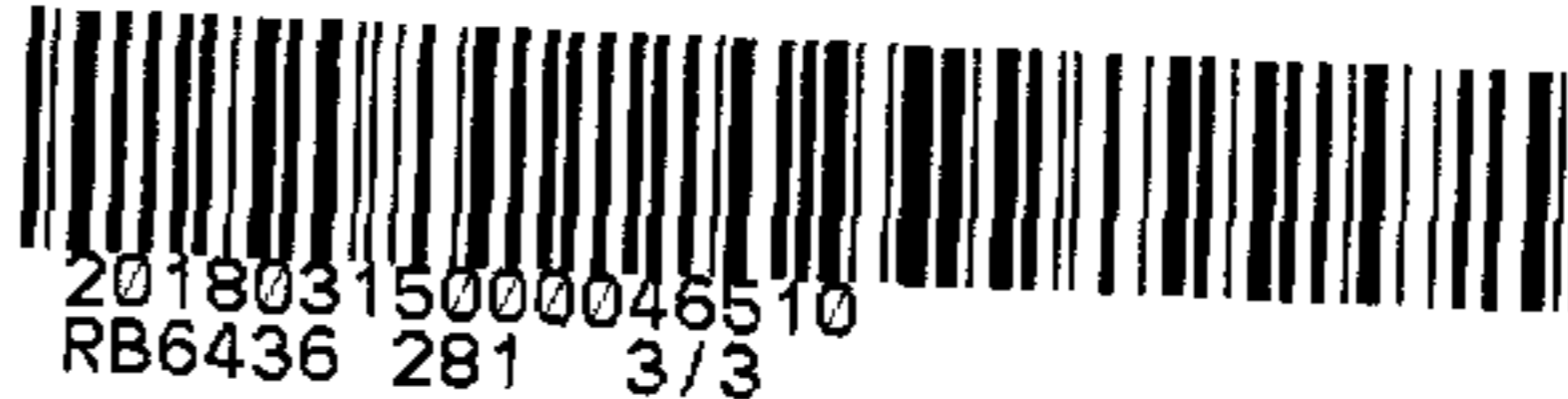
- 1. 2018 Property Taxes.
- 2. Easements, rights of way, and restrictive covenants of record, if any.
- 3. Discrepancies which would be revealed by an accurate survey, or if a new survey, discrepancies in the survey if any.
- 4. In the event that this transaction requires disclosure pursuant to Chapter 47E of the North Carolina General Statutes, the Grantor makes no representations regarding the property and Grantee acknowledges this statement by recording of the deed and waives further disclosure.

The designation of 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

ZAITZ TRUST, LLP, a MN LLP,


 _____ (seal)
 BY: BENJAMIN J. ZAITZ,
 Member/Manager



New York State

New York County

I, a Notary Public of the County and State aforesaid, certify that BENJAMIN J. ZAITZ, personally appeared before me this day and acknowledged that he is the Member/Manager of ZAITZ TRUST, LLP, a MN LLP, and that by authority given in the Operating Agreement he executed the foregoing instrument on behalf of and as the act of ZAITZ TRUST, LLP, a MN LLP.

Witness my hand and official stamp or seal, this 14th day of March, 2018.

Donnell Taylor
Notary Public

my commission expires November 27th 2021

