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**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1,664.00  
Parcel Identifier 9778-76-6340  
Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2022  
By: \_\_\_\_\_

Mail/Box to: Grantee  
This instrument was prepared by: Kennon Craver, PLLC  
Brief description for the Index: 309 W. Weaver Street

THIS DEED made effective as of the 6 day of MAY, 2022, by and between

GRANTOR	GRANTEE
Carmen M. Villopoto, unmarried  220 Lake Manor Road Chapel Hill, NC 27516	309 West Weaver, LLC, a North Carolina limited liability company  407 James Street Carrboro, NC 27510

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 Town of Carrboro, \_\_\_\_\_ Township, Orange County, North Carolina, and more particularly described as follows:

**See Exhibit A attached and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5177, Page 323.

submitted electronically by "Kennon Craver, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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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 \_\_\_\_, 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 Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever claiming by, under or through Grantor, except for the following exceptions:

- Ad Valorem taxes for 2022 and subsequent years;
- Zoning ordinances affecting the property; and
- Access Easement recorded in Book 262, Page 1718.

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

Carmen M. Villopoto (SEAL)

Carmen M. Villopoto

State of North Carolina County of Durham

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Carmen M. Villopoto

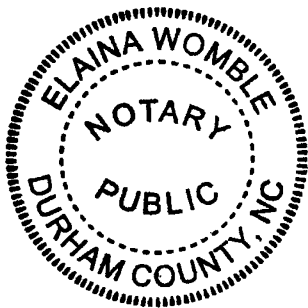
Date: May 6, 2022

(Affix Official Seal below)

Elaina Womble  
Official Signature of Notary Public  
Notary Public

Print Name: Elaina Womble

My commission expires: 12/13/23



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EXHIBIT A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING SOUTH OF WEAVER STREET IN THE TOWN OF CARRBORO, NC AND BEGINNING AT A STAKE, DALLIE M. CHEEK'S SOUTHEAST CORNER, AND RUNNING THENCE SOUTH 2 DEGREES WEST 116 FEET TO A STAKE; RUNNING THENCE WITH THE KENAN OIL COMPANY LINE NORTH 86 DEGREES 15' WEST 60 FEET TO A STAKE, A.D. BARNES' CORNER; RUNNING THENCE WITH THE SAID BARNES' LINE NORTH 2 DEGREES EAST 115 FEET TO A STAKE, DALLIE M. CHEEK'S SOUTHWEST CORNER; RUNNING THENCE WITH THE SAID CHEEK'S LINE SOUTH 87 DEGREES EAST 60 FEET TO THE BEGINNING.

IT IS UNDERSTOOD AND AGREED THAT A TEN FOOT RIGHT OF WAY IS RESERVED AS A DRIVE FROM WEAVER STREET TO THIS PROPERTY

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