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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,005

PIN: 9798-34-5972.023

Mail To: Grantee

AB

This instrument was prepared by: Elizabeth (Robin) Lackey Jacobs
Brief description for the Index: Unit 3310, East 54 Residential Condominium

THIS DEED made this 17th day of September, 2021, by and between

GRANTOR	GRANTEE
GARY KAYYE, Unmarried	SANDY CREEK TRAIL PARTNERS A North Carolina General Partnership 3310 Environ Way Chapel Hill, NC 27517

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

BEING all of Unit Number 3310 of East 54 Residential Condominium as described in the Declaration of East 54 Residential Condominium dated August 28, 2009, and recorded in Book 4817, Page 434, Orange County Registry, and on the Plat and Plans for East 54 Residential Condominium recorded in Plat Book 106, Page 8 through 22, Orange County Registry, as amended by that First Amendment to Declaration of East 54 Residential Condominium recorded in Book 4952, Page 316, Orange County Registry and those plats and plans recorded in Plat Book 107, Pages 32 through 41, inclusive, Orange County Registry, and that Second Amendment to Declaration of East 54 Residential Condominium recorded in Book 4972, Page 539, Orange County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 6538 Page, 42, Orange County Registry.

A Map showing the above-described property is recorded in Plat Book 106, Pages 8-22, Orange County Registry.

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

TO HAVE AND TO HOLD the aforesaid or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The property herein conveyed does does not include the primary residence of a Grantor .

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 market able 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:

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

GARY KAYYE (SEAL)

State of North Carolina
County of Orange

I, the undersigned Notary Public of the County of Chatham and State aforesaid, certify that GARY KAYYE 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 17th day of September, 2021.

Carola V. Hess Notary Public
Printed Name: Carola V. Hess

My commission expires: Dec
(Affix Seal)

