

Unofficial Document

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$412.00

Parcel Identifier 9788164814.041 Verified by AKB County on the ___ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (LAW) (Without benefit of title examination)

Brief description for the Index: 400 W Rosemary St, Ste 1003

THIS DEED made effective as of the 1 day of October, 2021, by and between

GRANTOR	GRANTEE
Neill M. Orr and Rosina A. Orr, Trustees of the Pattie Sue Macon Irrevocable Trust dated October 11, 2017	Saritha Bollapalli and spouse, Sreeram Bollapalli
421 S. Woodland Road Henderson, NC 27536	417 Hillaird Forest Drive Cary, NC 27519

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

NC Bar Association Form No. 3 © Revised 7/2013
Printed by Agreement with the NC Bar Association
No. 3
KC: 439438

North Carolina Bar Association -- NC Bar Form

Submitted electronically by "SHOAF LAW FIRM PA"
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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See Exhibit A attached and incorporated herein by reference.

Grantor acquired the above described property via deed recorded in Book 6640, Page 308.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 99, pages 80-88.

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 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 claiming by, under or through Grantor, other than the following exceptions:

Ad valorem taxes for 2022 and subsequent years, easements, restrictions, and rights of way of record, and matters shown on recorded plats.

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

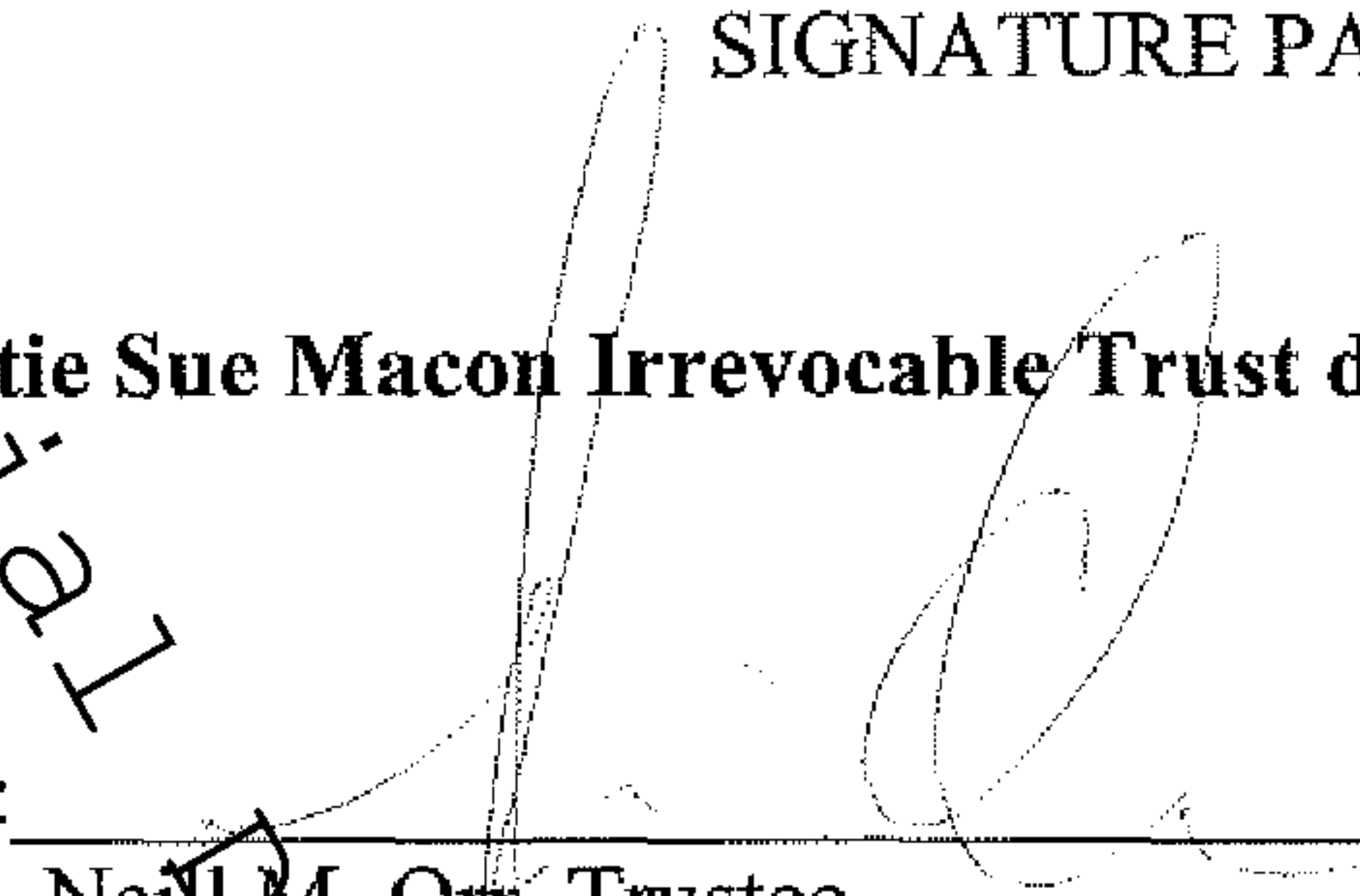
SIGNATURE PAGE FOLLOWS

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SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

Pattie Sue Macon Irrevocable Trust dated October 11, 2017


BY:  (SEAL)
Neill M. Orr, Trustee

STATE OF NC COUNTY OF Wake

I certify that the following persons personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Neill M. Orr, Trustee.

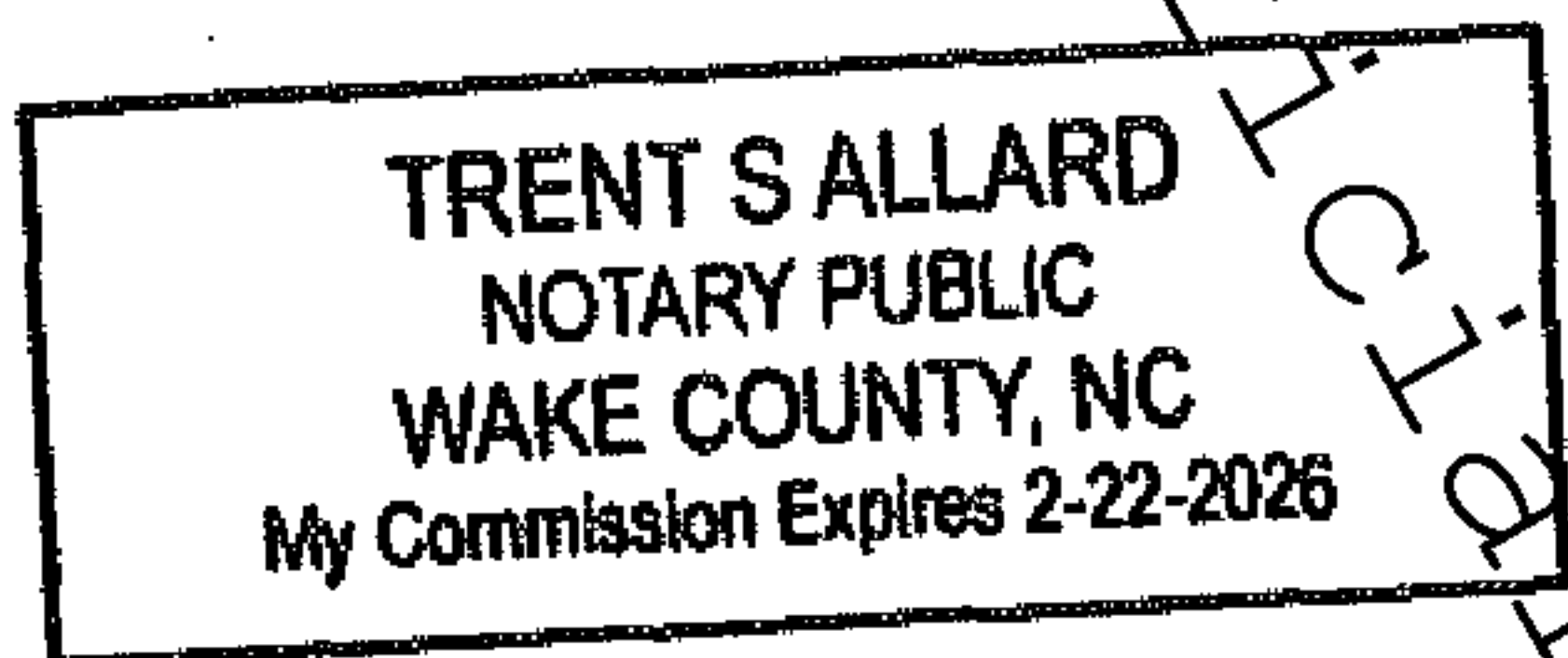
Date: October 1, 2021

(Affix Official Seal below)


Official Signature of Notary Public
Notary Public

Print Name: Trent S. Allard

My commission expires: 2-22-2026



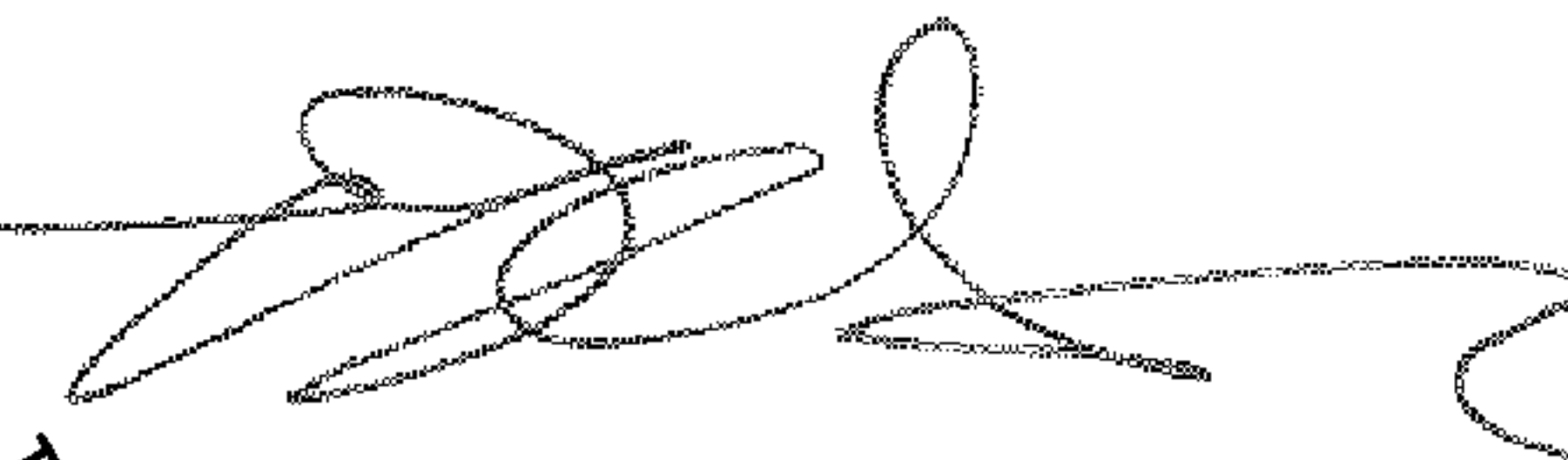
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SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

Pattie Sue Macon Irrevocable Trust dated October 11, 2017

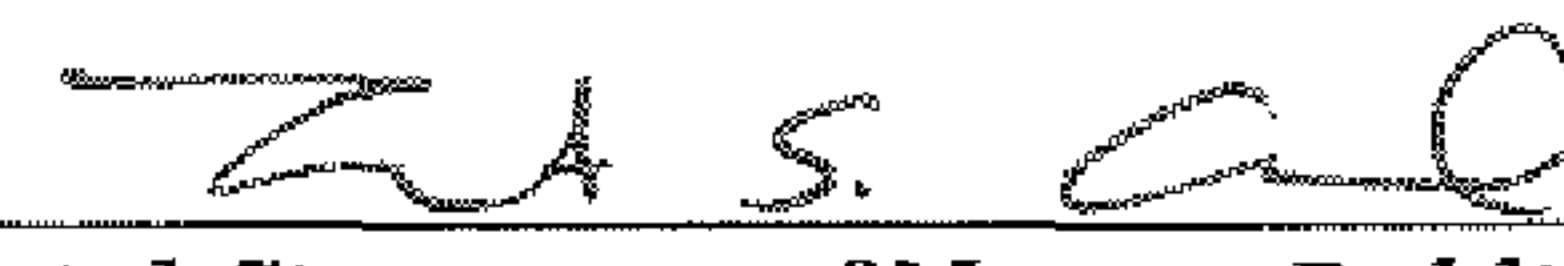
BY:  (SEAL)
Rosina A. Orr, Trustee

STATE OF _____ COUNTY OF Wake

I certify that the following persons personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Rosina A. Orr, Trustee.

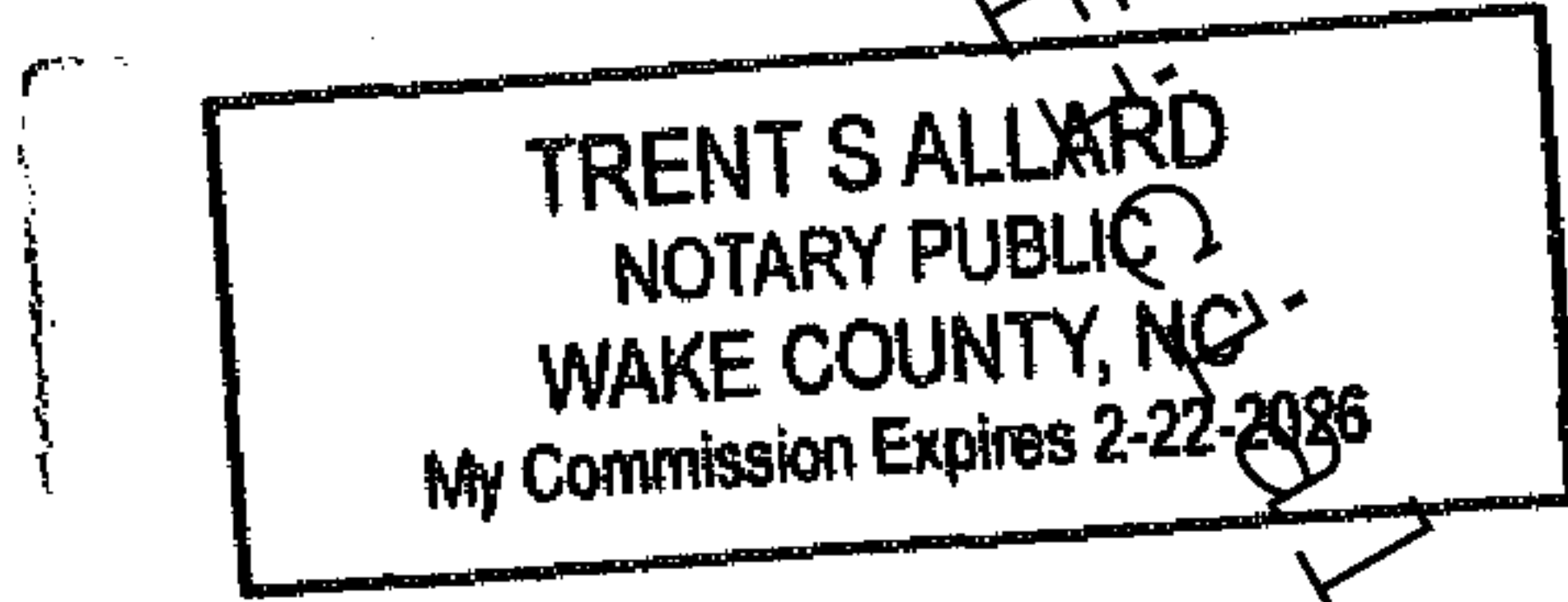
Date: October 1, 2021

(Affix Official Seal below)


Official Signature of Notary Public
Notary Public

Print Name: Trent S. Allard

My commission expires: 2-22-2026



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EXHIBIT A

Legal Description for Saritha Bollapalli and spouse Sreeram Bollapalli

Property Address: 400 W Rosemary St, Unit 1003
Chapel Hill, NC 27516

Tax ID:
Parcel No.: 9788164814.041

Lying and being in the City of Chapel Hill, Orange County, North Carolina and being more particularly described as follows:

BEING ALL OF UNIT NO. R3, BUILDING 1, ROSEMARY VILLAGE CONDOMINIUM, AS CREATED BY AND DESCRIBED IN THE DECLARATION OF ROSEMARY VILLAGE CONDOMINIUM, FILED OF RECORD IN BOOK 3973., PAGE 93, ET SEQ. (HEREINAFTER THE "DECLARATION"), AND SHOWN AND DESCRIBED BY THE PLATS AND PLANS FILED OF RECORD IN PLAT BOOK 99, PAGES 80-88, ORANGE COUNTY REGISTRY, ALL OF WHICH IS INCORPORATED HEREIN BY REFERENCE AND REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME; TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO SAID AS SPECIFICALLY ENUMERATED IN THE DECLARATION, AND SUBJECT TO THE OBLIGATIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION AND BY-LAWS ANNEXED THERETO, WHICH WITH ALL ATTACHMENTS THERETO ARE INCORPORATED HEREIN AS IF SET FORTH IN THE ENTIRETY.

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