

Unofficial Document

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Return to: Grantees

N.C. Excise Tax - \$0 per Bankruptcy Court Order Section V(J) recorded in Book 5760 Page 198, Orange County Register of Deeds

NORTH CAROLINA
ORANGE COUNTY

GENERAL WARRANTY DEED

This deed, made and entered into this 10th day of December, 2021, by and between Thomas C. Tucker and spouse, Rita Tucker, hereinafter referred to as "Grantors"; and Nishith Trivedi and spouse, Bija Shah, whose address is 318 Clarkson Ridge Lane, Hillsborough, NC 27278, hereinafter referred to as "Grantees".

WITNESSETH:

That said Grantors, for and in consideration of valuable consideration paid to Grantors, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantees in fee simple all that certain tract or parcel of land lying and being in Orange County, North Carolina and more particularly described as follows:

PIN: 9788-16-4814.044 *YBC*

BEING all of Unit No. R6, 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 more a more particular description of same; TOGETHER with all rights and easement appurtenant to said Unit as specifically enumerated in the Declaration, and subject to the obligations and restrictions contained in the Declaration and the

Submitted electronically by "Steffan & Associates PC" 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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By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set for in their entirety.

The property described above was acquired by Grantors by instrument recorded in Book 4038, Page 587, Orange County Registry. A map of the above property is located in Plat Book 99, Pages 80-88.

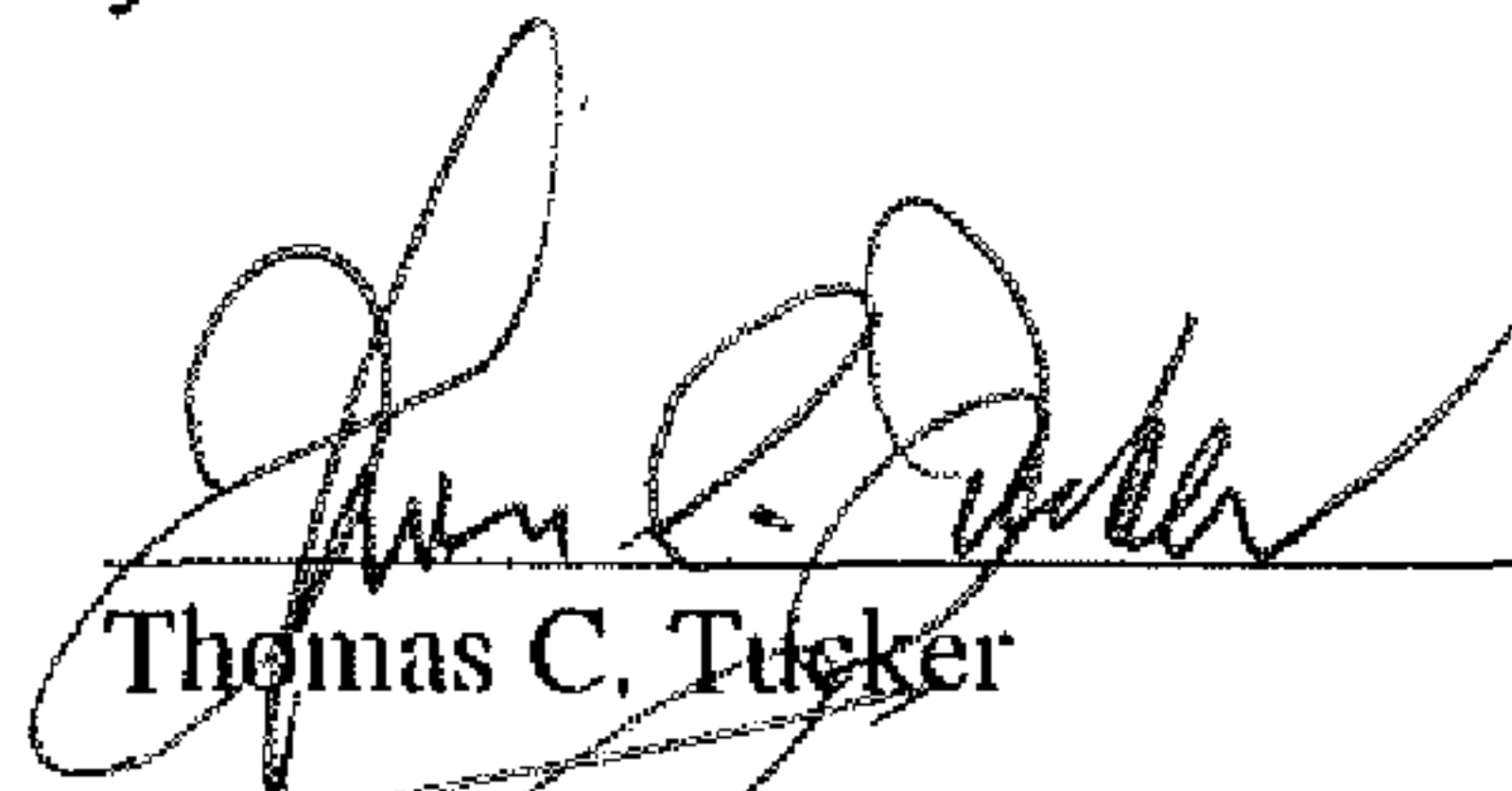
To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever.

And Grantors covenant with Grantees that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

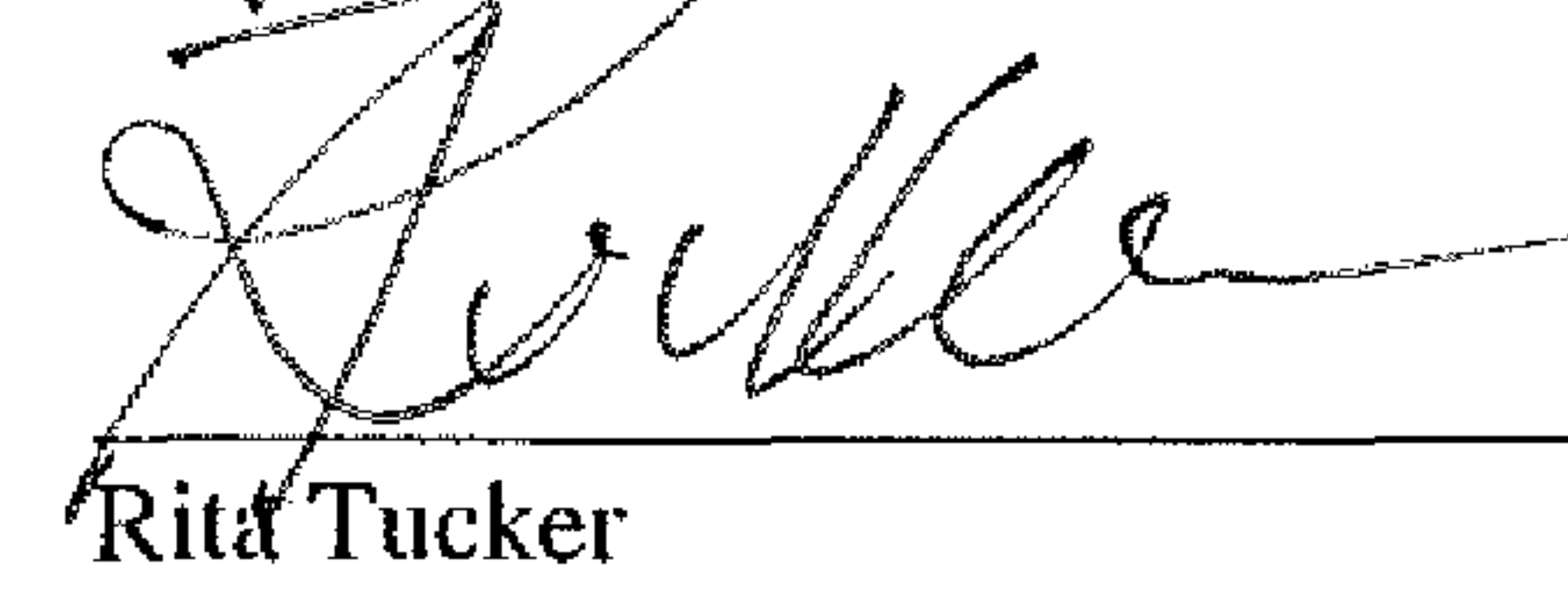
Title to the property described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantors and Grantees as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals the day and year first above written.



Thomas C. Tucker (SEAL)



Rita Tucker (SEAL)

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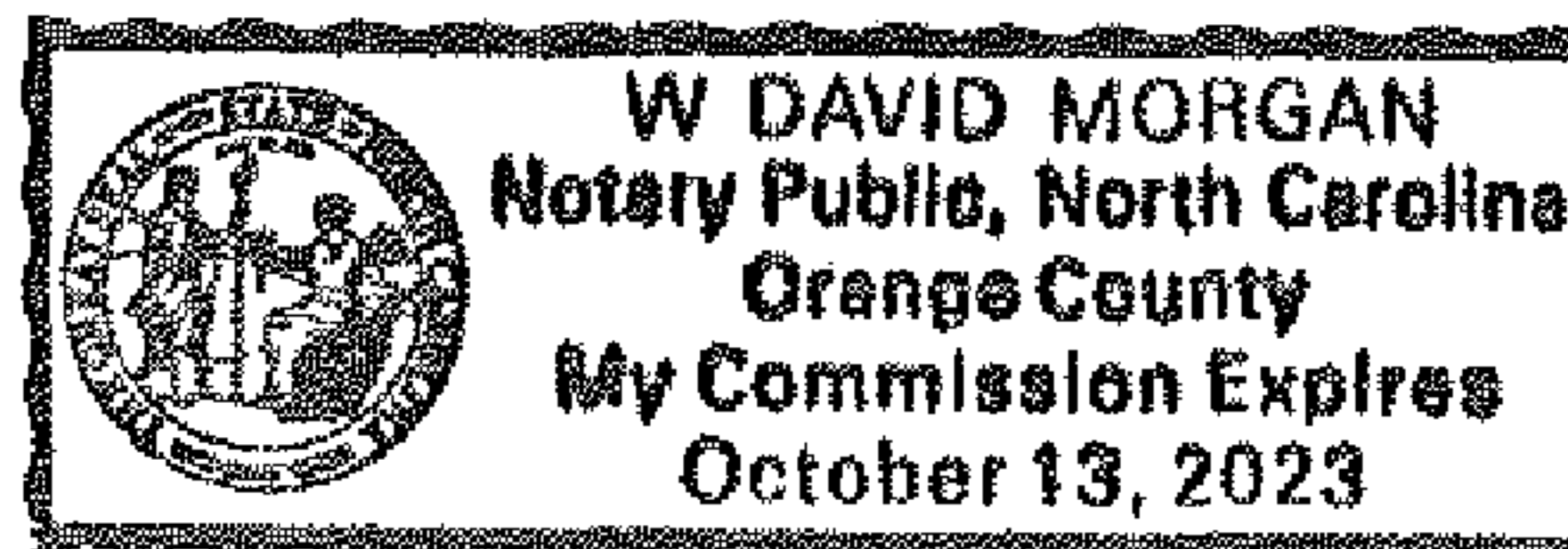
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NORTH CAROLINA
Orange COUNTY

I, W. David Morgan, Notary Public of said County, do hereby certify that Thomas C. Tucker and spouse, Rita Tucker, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of December 2021.

[Signature]
NOTARY PUBLIC



My commission expires: 10-13-2023

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