

ER
JAH



20171228000250310 DEED
Bk:RB6406 Pg:409
12/28/2017 08:56:23 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$2800.00

JAH

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2,800.00

Parcel Identifier No. ~~0788-16-2698.001~~ Verified by FUB County on the ___ day of _____, 20__
By: 9788-16-2398.001

This instrument was prepared by: BAGWELL HOLT SMITH P.A.
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Grantee's address (return to): P.O. Box 621, Burlington, NC 27216

THIS DEED is made this 22nd day of December, 2017, by and between

GRANTOR	GRANTEE
WEST END PROPERTIES OF CHAPEL HILL, L.L.C. A North Carolina limited liability company	462 W. FRANKLIN ST., LLC A North Carolina limited liability company

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 **Orange County**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

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.

Submitted electronically by "Bagwell Holt Smith-SV"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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 of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

WEST END PROPERTIES OF CHAPEL HILL, L.L.C.
A North Carolina limited liability company

Address: 601 W. Main St.
Durham NC 27701

By: 
JARED RESNICK, Manager

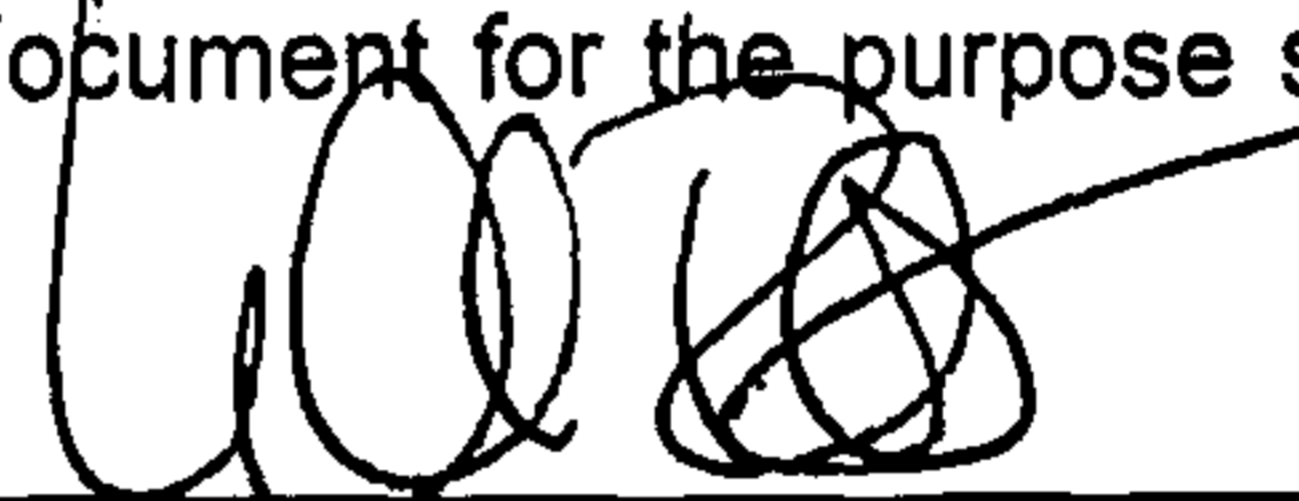
Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein ___ includes does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

Orange County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **JARED RESNICK, Manager**

Date: December 22, 2017



Thomas R. Holt, Notary Public

Printed Name of Notary Public

My commission expires: 9-10-2020

(Official Seal)

THOMAS R. HOLT
NOTARY PUBLIC
ORANGE COUNTY, NC



EXHIBIT A

BEING all of Unit A of 462 WEST FRANKLIN CONDOMINIUMS, together with all rights and easements appurtenant to said unit, including an undivided interest as tenants in common in and to the common areas and facilities, as defined and described in that certain Declaration of Condominium, By-Laws, and Exhibits attached thereto or referred to herein, and recorded in Deed Book 965, Page 565, and as amended in Book 1265, Page 353, (and any subsequent amendments thereto), Orange County Registry to which reference is hereby made for a more particular description of same. The description in said Declaration of Condominium of the land upon which the Units are located is hereby made an integral part of this instrument, and as referred to for identification purposes only, as required by the North Carolina General Statutes 47A-14.1. The stated percentage interest of ownership in the common areas and facilities is set forth in said Declaration and incorporated by reference herein.

A map showing the above described property is recorded in Plat Book 58, Pages 111-115, Orange County Registry.

The property hereby conveyed is subject to all restrictions and provisions set forth in the aforesaid Declaration, exhibits and bylaws as the same may now exist or hereafter be amended as provided by law and is subject to all easements of record portrayed on Plat of Survey of record including but not limited to easement for right of way, ingress and egress, drainage, sewer lines, water lines, and utility lines, including, but not limited to an easement for ingress and egress to serve said condominium unit over that tract of land shown as "10' Alley" by plat of survey entitled "LLOYD PLACE," of record at Plat Book 1, Page 63, Orange County Registry.

PIN: 9788-16-2398.001

