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JAA



20180404000059570 DEED  
Bk:RB6445 Pg:30  
04/04/2018 11:12:47 AM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$885.00

JAA

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$885.00

Parcel Identifier No. 9788-14-1052 Verified by LKB County on the \_\_\_ day of \_\_\_\_\_, 20\_\_

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 115 Graylyn Drive, Chapel Hill, NC 27516

THIS DEED is made this 31st day of March, 2018, by and between

GRANTOR	GRANTEE
ANUPAM GUPTA and spouse, PALLEVI KUMARI GUPTA	510 MCCAULEY, LLC  <u>Property Address:</u> 510 McCauley Street Chapel Hill, NC 27516

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:

**BEING all of Lot 10, RECOMBINATION OF T.A. HENRY & J.A. GILES PROPERTY, as shown on the plat recorded in Plat Book 83, Page 110, Orange County Registry, to which reference is hereby given for a more particular description of same.**

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.

*Anupam*  
ANUPAM GUPTA (SEAL)

Address: 2145 TYSONS EXECUTIVE CT  
DUNN LORING, VA 22027

*Pallevi*  
PALLEVI KUMARI GUPTA (SEAL)

Address: 2145 Tysons Executive Ct  
DUNN LORING VA 22027

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

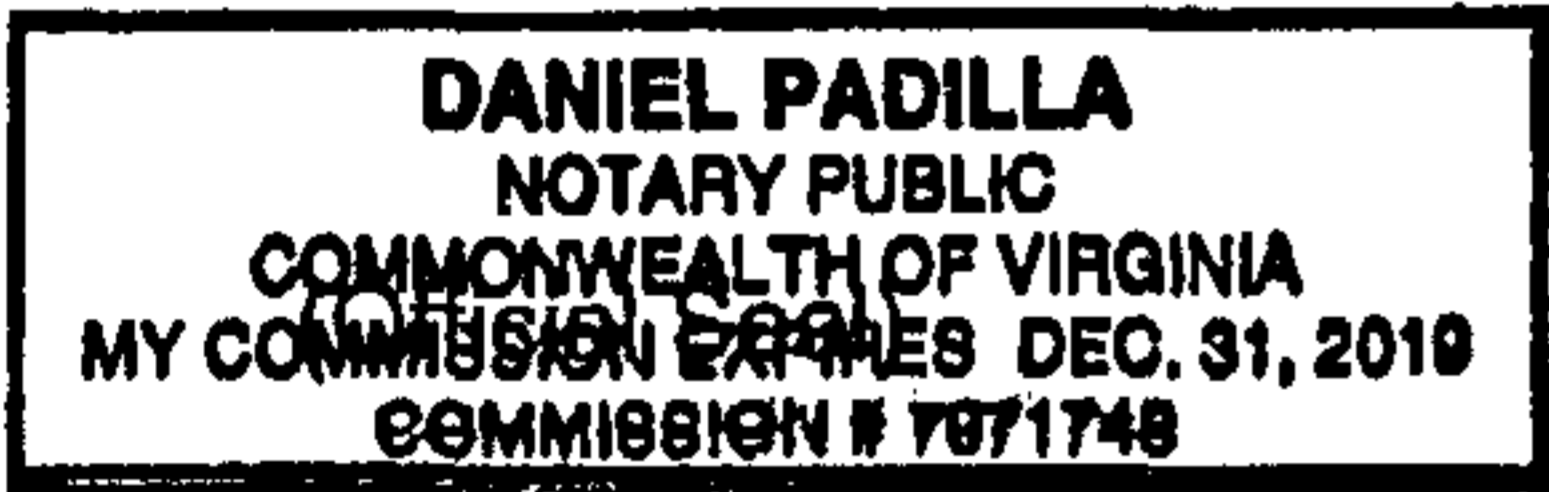
The property conveyed herein \_\_\_\_\_ includes \_\_\_\_\_ does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

Fairfax County, ~~North Carolina~~ Virginia

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: ANUPAM GUPTA

Date: 3/3/18

*[Signature]*  
Notary Public  
Printed Name of Notary Public



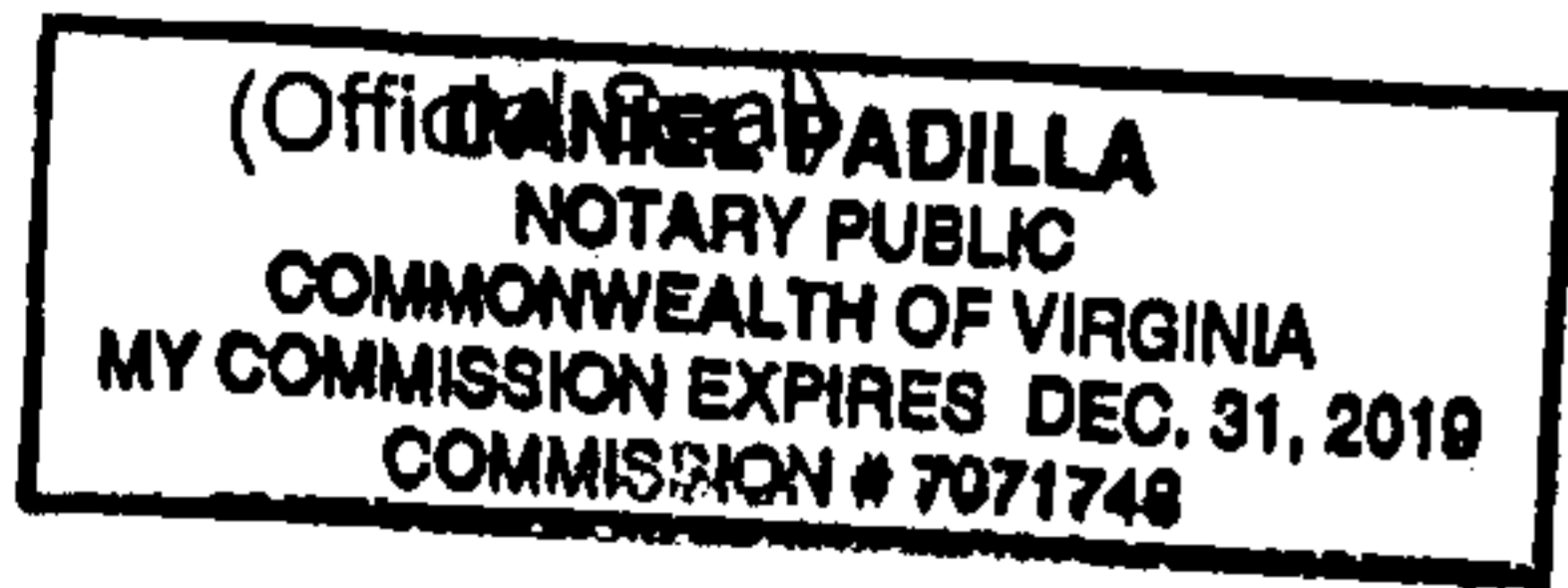
My commission expires: 12/31/19

Fairfax County, ~~North Carolina~~ Virginia

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: PALLEVI KUMARI GUPTA

Date: 3/3/18

*[Signature]*  
Notary Public  
Printed Name of Notary Public



My commission expires: 12/31/19