

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Dec 08 12:26 PM
Book: 9553 Page: 704
NC Rev Stamp: \$ 725.00 Fee: \$ 26.00
Instrument Number: 2021062534
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 725.00

Parcel Identifier No. 202002 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Getter Law Offices, P.A., 7500 Six Forks Rd, Suite 101, Raleigh, NC 27615

Brief description for the Index: UNIT 105, Carolina Pointe

THIS DEED made this 8 day of December, 2021 by and between

GRANTOR

GRANTEE

Laurence Wayne McCracken, Jr. (previously erroneously shown as Lawrence Wayne McCracken, Jr.) and spouse, Sema Lederman
PO Box 16996
Chapel Hill, NC 27516

Latash Holdings, LLC, a North Carolina limited liability company
322 Princess Place
Morrisville, NC 27560

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 or parcel of land situated in the City of Chapel Hill, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached legal description

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7849 page 221.

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

A map showing the above described property is recorded in Plat Book 154 page 153.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

submitted electronically by "Getter Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 marketable 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:

Easements and Restrictions of record.

2021 ad valorem taxes.

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

PEYTON JUSTICE
Notary Public
Alamance Co., North Carolina
My Commission Expires Aug. 04, 2026

Laurence Wayne McCracken Jr.
Print/Type Name: Laurence Wayne McCracken Jr. (SEAL)

Sema Lederman
Print/Type Name: Sema Lederman
PEYTON JUSTICE
Notary Public
Alamance Co., North Carolina
My Commission Expires Aug. 04, 2026

State of North Carolina - County or City of Alamance

I, the undersigned Notary Public of the County or City of Alamance and State aforesaid, certify that Laurence Wayne McCracken Jr. 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

6 day of December, 2021

My Commission Expires: 8/4/2021
(Affix Seal)

Peyton Justice
Peyton Justice Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Alamance

I, the undersigned Notary Public of the County or City of Alamance and State aforesaid, certify that Sema Lederman 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

6 day of December, 2021

My Commission Expires: 8/4/2021
(Affix Seal)

Peyton Justice
Peyton Justice Notary Public
Notary's Printed or Typed Name

ATTACHMENT

REID 202002

Known as 5915 Farrington Road, Suite 105, Chapel Hill, NC 27517

BEING all of Unit 105 of CAROLINA POINTE I CONDOMINIUM, as referred to in that certain Declaration of Amendment of the Amended and Restated Declaration of Carolina Pointe I Condominium (the "Declaration") dated October 25, 2005 and recorded in Book 4996, at Page 843, of the Durham County Public Registry (the "Registry") (amending and restating that certain Declaration of Carolina Pointe I Condominium dated December 21, 2004 and recorded in Book 4667, at Page 623, in the Registry, as amended by that certain Declaration of Amendment of the Amended and Restated Declaration of Carolina Pointe I Condominium dated March 10, 2005 and recorded in Book 4727, at Page 943, of the Registry (as so amended, the "Declaration" amends and restates that certain Declaration of Carolina Pointe I Condominium dated September 7, 2004 and recorded in Deed Book 4533, at Page 483 in the Registry, as amended by that certain Declaration of Amendment to and Consent to the Declaration of Carolina Pointe I Condominium dated September 15, 2004 and recorded in Deed Book 4554, at Page 636 in the Registry, as amended by that certain Amended and Restated Declaration of Carolina Pointe I Condominium dated December 21, 2004 and recorded in Deed Book 4663, at Page 266, in the Registry). Unit 105 is more particularly described in the plat and plans of the building and other improvements which are recorded in Condominium Book 7, Pages 211, 214 and 217 and Plat Book 165, Pages 31, 34 and 37, and Condominium Book 7, Pages 337, 343, and 340 and Plat Book 8, Pages 178, 181, and 184, of the Registry (hereinafter the "Plans"), which Declaration and Plans are incorporated herein by reference.

Together with any undivided interest in and to the Common Elements as described in Article 3 of the Declaration, as amended from time to time.

All limited common elements appurtenant to Unit 105.

All easement rights (including without limitation easements for parking, vehicular and pedestrian ingress and egress, use of common areas for their intended purposes, utilities, sewer and storm drainage) appurtenant to and for the benefit of the condominium unit described above, as set forth in the Declaration and in that certain Joint Driveway Easement and Maintenance Declaration recorded in Book 3972, Page 160, in the Registry.

LATASHHOLDINGS

5915 Farrington Road, Suite 105, Chapel Hill, NC 27517