

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 530.00

Parcel Identifier No. 9778343325.004 Verified by YPC County on the ___ day of ___, 20__
By: _____

Mail/Box to: GRANTEE: 2022 Golden Plover Dr., Apex, NC 27502

This instrument was prepared by: Elizabeth W. Newman, Attorney At Law, 304 East Jones Street, Raleigh, NC 27601

Brief description for the Index: LOT Unit 104, Willow Creek Office Condo

THIS DEED made this 17th day of November, 2021, by and between

GRANTOR	GRANTEE
Betsy S. Hackney and spouse John Joseph Hackney 104 Carolina Forest Road Chapel Hill, NC 27516	Venkata Ramana Reddy Sodem, married man Srinivas Perumandla, married man Joint Tenants With Right Of Survivorship 610 Jones Ferry Rd. Suite 104 Carrboro, NC 27510

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

BEING all of Unit #104 by that Declaration of Willow Creek Office Condominium of record at Book 2590, Page 165, Orange County Registry, and by those plats and plans entitled "Willow Creek Office Condominium," of record at Plat Book 90, Pages 82-87, Orange County Registry, together with all rights, titles and interests appurtenant thereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2617 page 41.
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 90 page 82-87.


JB
37762


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:

- 1) 2021 Ad Valorem Taxes,
- 2) Utility Easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property

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

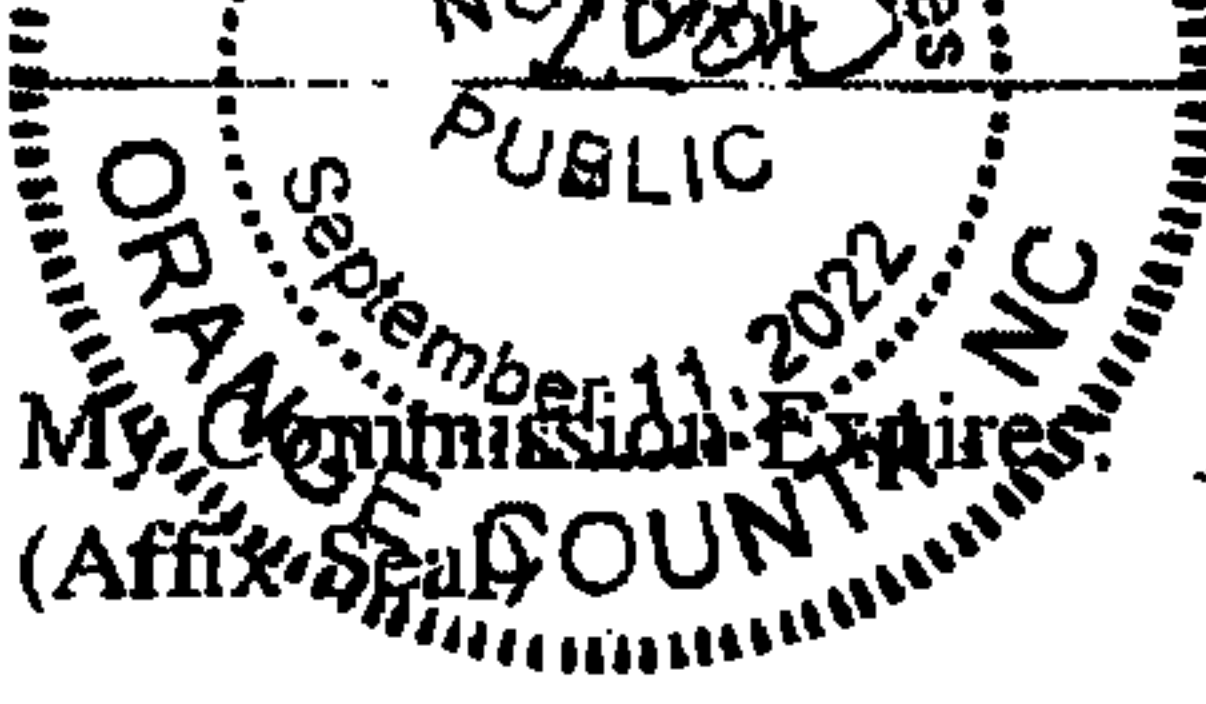
By: _____ (Entity Name)  Betsy S. Hackney (SEAL)
 Print/Type Name: Betsy S. Hackney

By: _____  John Joseph Hackney (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: John Joseph Hackney

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Orange
 I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that Betsy S. Hackney and John Joseph Hackney 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 17 day of NOV, 2021



09/11/22

Cocina L Del
Cocina L Del Notary Public
 Notary's Printed or Typed Name

State of North Carolina - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name