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NA

20170929000196000 DEED  
Bk:RB6372 Pg:168  
09/29/2017 01:08:48 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co.,NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$4148.00

NA

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$4,148.00 **DB**

Parcel Identifier No. 9880-46-9322.023 Verified by Orange County on the \_\_\_ day of \_\_\_\_\_, 2017  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Elizabeth M. Repetti, Esq.

Brief description for the Index: Unit 340 Dawson Hall Condominium

THIS DEED made this 26<sup>th</sup> day of September, 2017, by and between

GRANTOR	GRANTEE
<p><b>REDWING LAND, LLC</b> 400 Market Street Suite 115 Chapel Hill, NC 27516</p>	<p><b>NIKKI SCHUMANN GIACHETTI, AS TRUSTEE OF THE EXEMPT TRUST F/B/O NIKKI SCHUMANN GIACHETTI UNDER THE SONIA GOODMAN LIVING TRUST DATED DECEMBER 28, 1993, AS TO AN UNDIVIDED 40% INTEREST, AND AS TRUTEE OF THE NON-EXEMPT TRUST F/B/O NIKKI SCHUMANN GIACHETTI UNDER THE SONIA GOODMAN LIVING TRUST DATED DECEMBER 28, 1993, AS TO AN UNDIVIDED 60% INTEREST</b> 60108 Davie Chapel Hill, NC 27517</p>

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

See Exhibit "A" attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by Deed recorded in Book 4403, Page 166, Orange County Registry.

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

A Plat showing the above described property is recorded in Plat Book 116, Page 158 Orange County Registry.


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, leases, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year and ad valorem taxes for each year subsequent thereto and any matters that would be shown by an inspection of the property or by an accurate survey of the property.

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

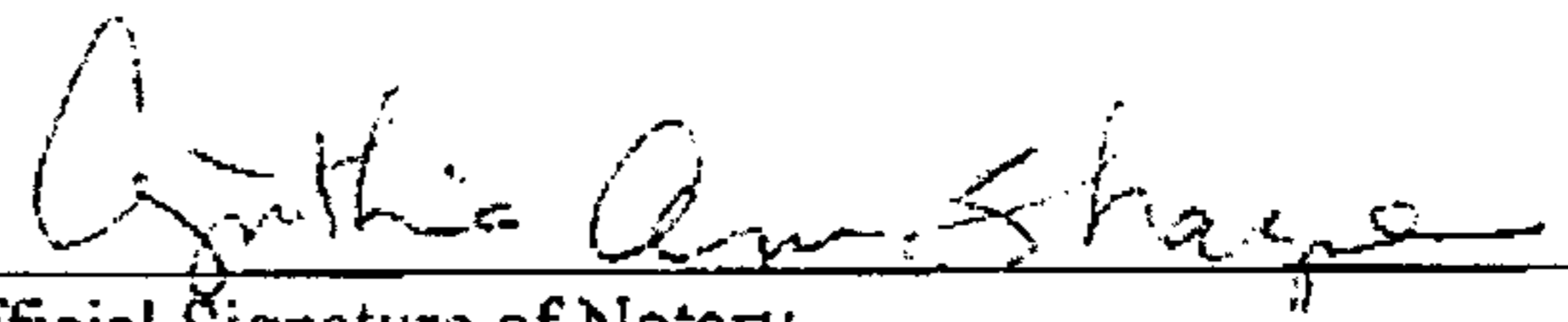
REDWING LAND, LLC

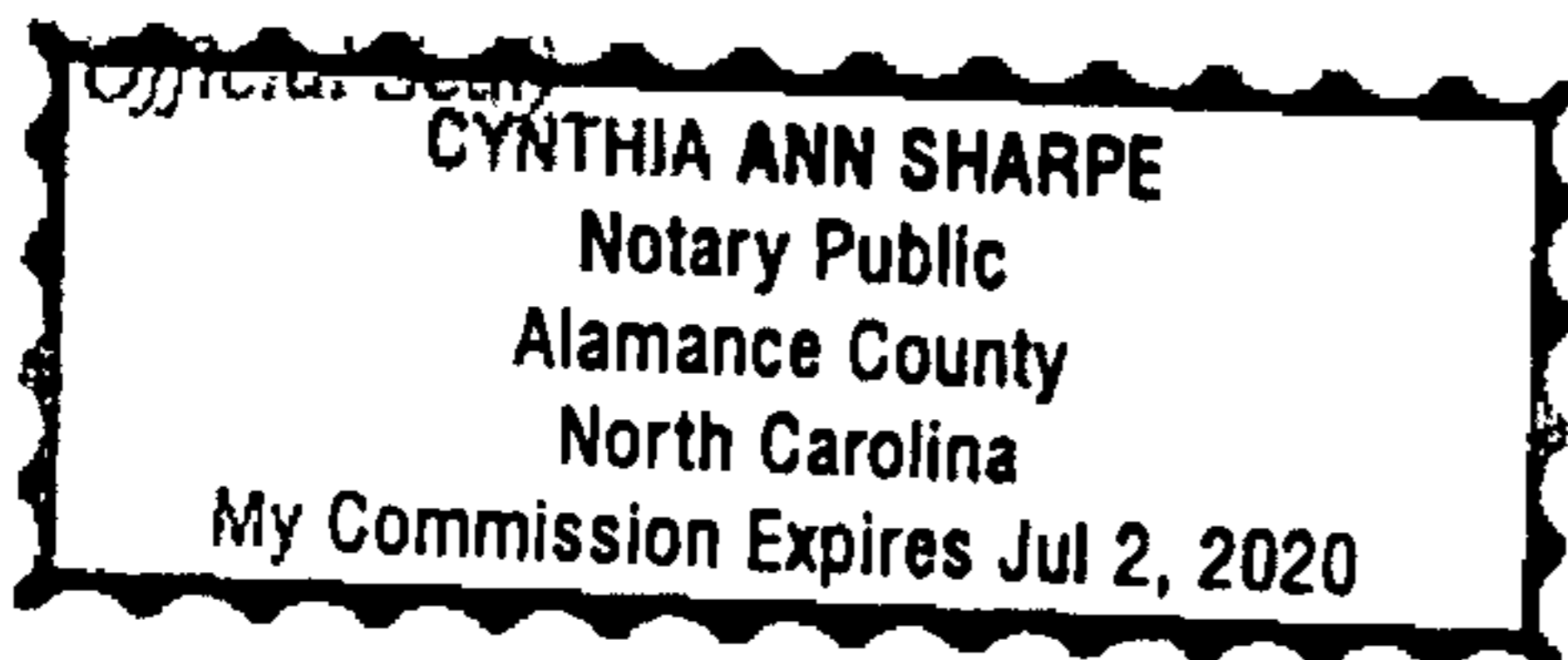
  
\_\_\_\_\_  
D.R. Bryan,  
Manager

STATE OF NORTH CAROLINA - COUNTY OF Orange

I 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 herein: D.R. Bryan, Manager of Redwing Land, LLC.

Date: 9/26/2017

  
\_\_\_\_\_  
Official Signature of Notary  
Cynthia Ann Sharpe  
Notary's printed or typed name



My commission expires: 07/02/2020



**EXHIBIT A**

[Legal Description of Property]

BEING ALL of Unit Number 340 of DAWSON HALL CONDOMINIUM as described in the Declaration of Condominium of Dawson Hall Condominium, dated April 14, 2009 and recorded in Book 4711, Page 491, Orange County Registry, as amended in the First Amendment to the Declaration of Condominium of Dawson Hall, dated October 22, 2009, and recorded in Book 4844, Page 33, Orange County Registry, as amended in the Second Amendment to the Declaration of Condominium of Dawson Hall, dated August 27, 2010, and recorded in Book 5003, Page 27, Orange County Registry, as amended in the Third Amendment to the Declaration of Condominium of Dawson Hall, dated June 30, 2011, and recorded in Book 5182, Page 120, Orange County Registry, as amended in the Fourth Amendment to the Declaration of Condominium of Dawson Hall, dated May 21, 2014, and recorded in Book 5799, Page 248, as amended in the Fifth Amendment to the Declaration of Condominium of Dawson Hall, dated February 11, 2015, and recorded in Book 5910, Page 121, as amended in the Sixth Amendment to the Declaration of Dawson Hall, dated January 28, 2016, and recorded in Book 6070, Page 363, Orange County Registry, as amended in the Seventh Amendment to the Declaration of Dawson Hall, dated February 13, 2017, and recorded in Book 6265, Page 226, Orange County Registry and which condominium unit is further and more particularly described in the plats and plats recorded in Plat Book 105, Pages 40-48, and amended in Plat Book 106, Page 50, Plat Book 107, Page 110, Plat Book 108, Page 156, Orange County Registry, and further amended in Plat Book 116, Page 158, Orange County Registry, all to which reference is hereby made for a more particular description of same;

SUBJECT TO the Declaration of Covenants and Restrictions for The Vilcom Campus as recorded in Book 3659, Page 484, as amended, Orange County Registry;

TOGETHER with an undivided interest in the common elements of said condominium as more particularly set forth in the Declaration of Condominium as amended, which undivided interest shall automatically change in accordance with the Declaration of Condominium as the same may be amended.

PIN: 9880-46-9322.023