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Submitted electronically by StephensonLaw, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,100.00

Parcel No.: 9789338610.002

Prepared by: StephensonLaw, LLP

Return to/Hold for: Grantee

Brief description for the Index: Unit 920A, Cedar Ridge Office Condominiums

THIS DEED made this 29th day of June, 2022, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
Melanie G. Sulik, a separated woman 709 Walker Avenue Greensboro, NC 27403	CCSM Real Estate, LLC, a North Carolina limited liability company 712 Avoca Court Cary, NC 27519
(William D. Sulik joins in the execution of this instrument for the purposes of conveying his marital interest in the property described herein)	

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

BEING all of Unit 920A, Cedar Ridge Office Condominiums, together with all rights and easements appurtenant to said units, including an undivided 11.2 percent interest as a tenant in common in and to the common areas and facilities as more fully defined in that certain Declaration of Unit Ownership, Exhibits and By-Laws, attached thereto or referred to therein, recorded at Book 519, Page 616, Orange County Registry, to which reference is made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book RB5131, Page 450, Orange County Registry.

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

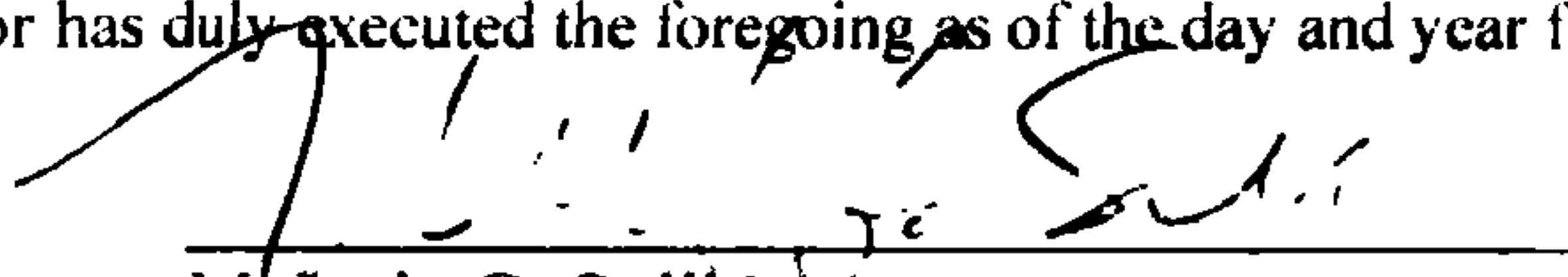
A map showing the above described property is recorded in Plat Book 41, Page 189, Orange County Registry.

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.

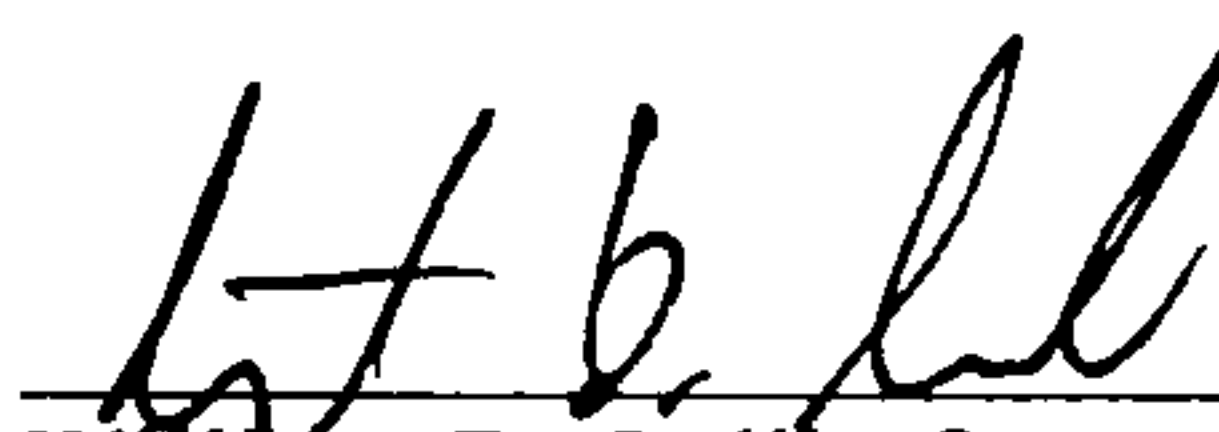
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

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



Melanie G. Sulik (SEAL)




William D. Sulik, for purposes of conveying martial interest

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Kristine D. Lage, a Notary Public of the County and State aforesaid, certify that Melanie G. Sulik and William D. Sulik, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28th day of June, 2022.



Notary Public
My Commission Expires: 3/3/23

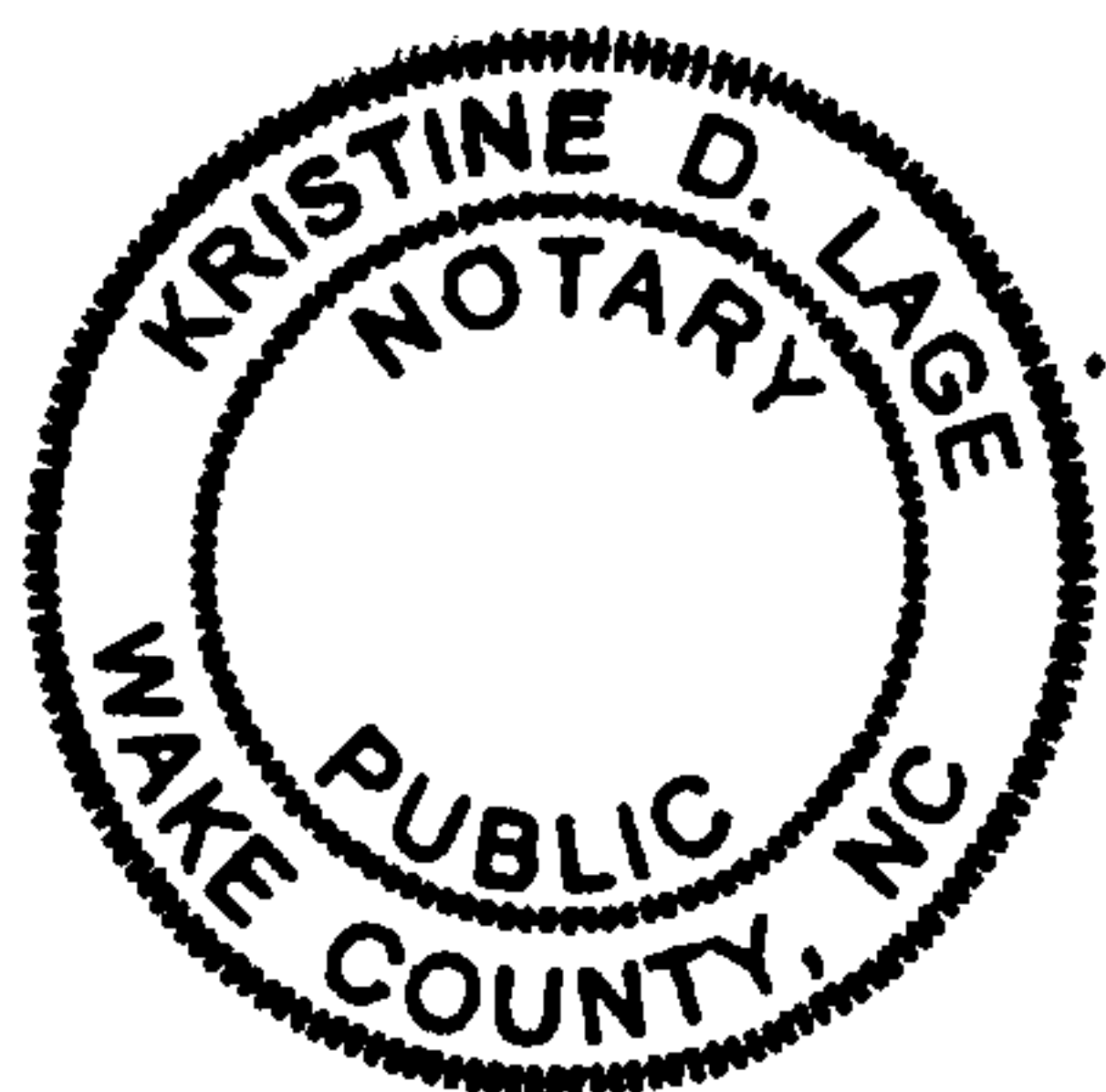


Exhibit A

1. Ad valorem real property taxes for the year 2022, and subsequent years, not yet due and payable;
2. Matters shown on recorded Plat Book 41, Page 189;
3. Matters shown on recorded Plat Book 35 at Page 78;
6. Special Use Permits recorded in Book 260 Page 1326 and Book 261, Page 423; and Modification of Special Use Permit recorded in Book 320 Page 395;
7. Easement to Duke Power Company recorded in Book 332, Page 1 and in Book 271, Page 1032;
8. Public Notice Split recorded in Book 519, Page 611;
9. Public Notice Merge recorded in Book 519, Page 614; and
10. Deed of Easement recorded in Book 376 at Page 277.