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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 330.00
Parcel Identifier No. 9874703784.002 Verified by DB County on the ___ day of _____, 20__
By: _____

Mail/Box to: Grantee 206 White Oak Drive, Durham, NC 27707

This instrument was prepared by Joseph W. Marion

Brief description for the Index: Unit 102 Meadowland Drive Condo

THIS DEED made this 10th day of February, 2020, by and between

| GRANTOR | GRANTEE |
|---|--|
| <p>TICON, INC. a North Carolina corporation</p> <p>Address: 5836 Fayetteville Road, Ste. 203 Durham, NC 27713</p> | <p>TRIPLE TEN LLC a North Carolina limited liability company</p> <p>Mailing Address: 206 White Oak Drive Durham, NC 27707</p> <p>Property Address: 401 Meadowlands Dr. #102 Hillsborough, NC 27278</p> |

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

submitted electronically by "Harriss & Marion, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3261, Page 195.

A map showing the above described property is recorded in Condo Drawer 106, Pages 143 - 147.

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:

Subject to all easements, restrictions and rights-of-way of record.

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

TICON, INC.
a North Carolina corporation

By: *W. Jack McGhee*
W. Jack McGhee, President

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **W. Jack McGhee, President of Ticon, Inc., a North Carolina corporation** personally appeared before me this day and acknowledged to me that he voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 10th day of February, 2020.



Sign: *Maria Ann Sconzo*
Print: Maria Ann Sconzo Notary Public

My Commission Expires: 6/2/2023

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EXHIBIT A

Condominium **Unit 102** of Meadowlands Drive Condo, a Condominium as described on condominium documents filed in Condo Drawer 106 at Pages 143 - 147, Orange County Registry, together with an undivided interest in the common areas as specified in the condominium documents.

These condo units are subject to Declaration of Covenants, Conditions and Restrictions of 307 and 401 Meadowland Drive, a Condominium recorded in Book 4914, Page 44, Orange County Registry..

By accepting this deed Grantee accepts the benefits and burdens of the Condominium documents referred to above which include the obligation to pay dues and assessments to the association referred to in the Condominium documents.

This property is subject to and benefitted by a cross access easement for ingress, egress and regress as shown on Plat Book 102, Page 190 and on Plat Book 106, Page 143, Orange County Registry.

This property has a street address of 401 Meadowlands Drive, Ste. 102, Hillsborough, NC and a tax parcel # 9874703784.002.

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