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20150331000058220 DEED  
Bk:RB5928 Pg:402  
03/31/2015 03:34:31 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$856.00  
NA

### GENERAL WARRANTY DEED

Parcel Identifier Number 9789-30-8404.002 and 9789-30-8404.005 <sup>pc</sup> R/S- \$856.00

Mail after recording to: Grantee at 727 Eastowne Dr., #300D, Chapel Hill, NC 27514  
This instrument was prepared by: Charles H. Thibaut  
Brief description for the index: Units H2 & H5, Mill Creek Condo

THIS DEED made this <sup>30th</sup> of March, 2015, by and between

| GRANTOR                                  | GRANTEE  |
|--|--|
| Sally J. Miller<br>Single                | Comprop, LLC<br>a NC Limited Liability Company                             |
| 255 Norwood Rd.<br>Chapel Hill, NC 27516 | 712 Martin Luther King Jr Blvd<br>Units H2 and H5<br>Chapel Hill, NC 27516 |

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 reference.

The subject property does , or does not  contain the primary residence of the Grantor (Grantor to initial the appropriate selection).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1456, Page 474 and Book 1456, Page 480.

A map showing the above described property is recorded in Plat Book 55, Page 115 and Plat Book 55, Page 122

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 the 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

The year 2015 and future years ad valorem taxes;  
Restrictive and protective covenants of record; and  
Utility easements and rights of way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

*Sally J. Miller* (SEAL)  
Sally J. Miller

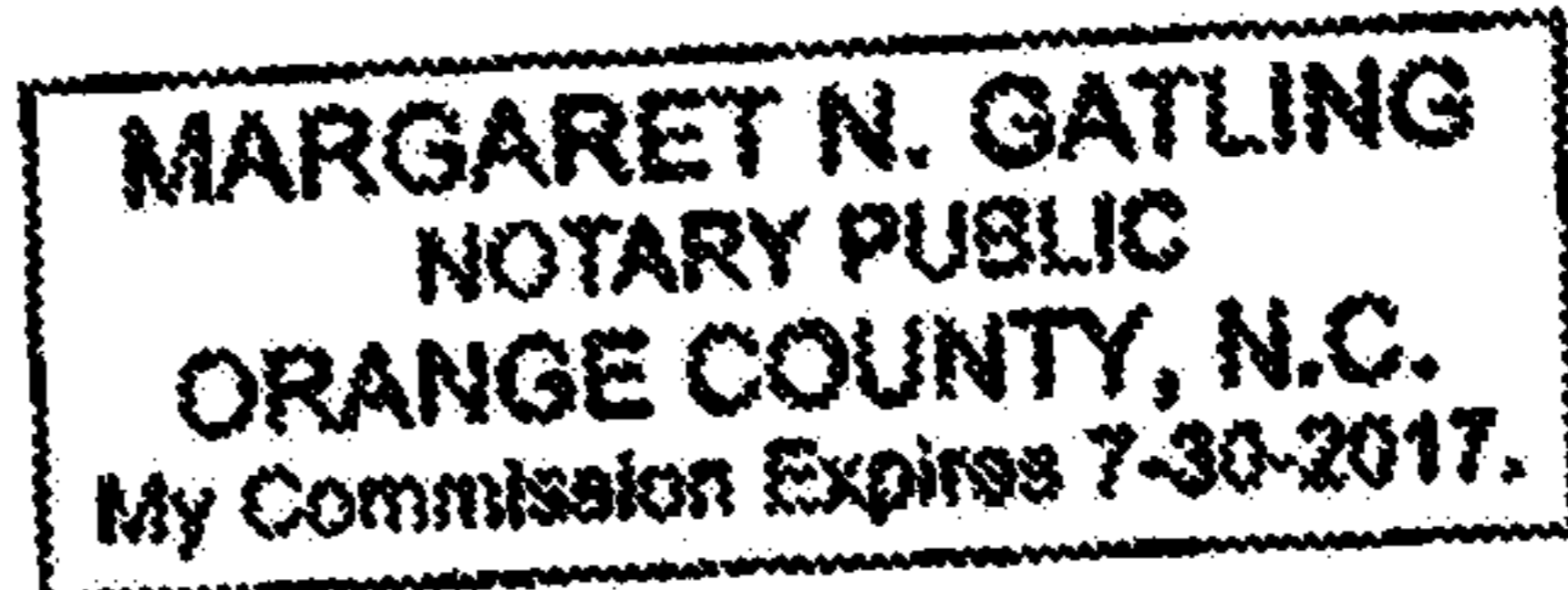
STATE OF NORTH CAROLINA, ORANGE COUNTY

I certify that the following persons personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sally J. Miller.

Witness my hand and official stamp or seal this 30<sup>th</sup> day of March, 2015.

By: *Margaret N. Gatling* [Place Notary Seal Here]

Notary's printed/typed name Margaret N. Gatling, Notary Public  
My commission expires: 7/30/2017



CONDOMINIUM DEED DESCRIPTION

EXHIBIT "A"

Tract 1: BEING all of Unit No: 42, BLDG "H", Phase 7, MILL CREEK, according to Plat Book 55 at Page 115, \* ORANGE, County Registry, and easements appurtenant thereto said unit, including an undivided interest in and to the common areas and facilities, as defined and described in that certain Declaration of Unit Ownership, and by-laws, and exhibits attached thereto, and recorded in Deed Book 558 at Page 482, ORANGE County \*\* Registry, to which reference is hereby made for a more particular description of same. The description in said Declaration of Unit Ownership of the land upon which the Units are located is hereby made an integral part of this instrument, and as referred to for identification purposes only, as required by the North Carolina General Statutes 47A-14.1. The stated percentage of ownership in the common areas and facilities is set forth in said Declaration and incorporated by reference herein.

The property herein conveyed is to be used for residential purposes only and is subject to all restrictions and provisions set forth in aforesaid Declaration, exhibits, by-laws, as the same may exist or hereafter be amended as provided by law or as stated therein, and is subject to all easements of record or portrayed on plat of survey of record including but not limited to easements for rights of way, ingress or egress, drainage, sewer, water and utility lines.

The property hereby conveyed is hereby made subject to the Condominium Documents of the Declaration as recorded in Book 558 at Page 482, ORANGE, Registry, and as amended.

Grantee, by accepting this deed, hereby expressly assumes and agrees to be bound by and comply with the covenants, terms and provisions and conditions set forth in the Declaration of Unit Ownership as recorded in Book 558 at Page 482, et seq. including but not limited to, the obligation to make payments of assessments for the maintenance and operation of the Homeowners Association, which may be levied against such Unit.

\* and as amended in Plat Book 55 at Page 122, Orange County Registry.

\*\* and as amended.

\*\*\* and as amended.

Tract 2: BEING all of Unit No: 5, BLDG "H", Phase 7, MILL CREEK, according to Plat Book 55 at Page 115, \* ORANGE, County Registry, and easements appurtenant thereto said unit, including an undivided interest in and to the common areas and facilities, as defined and described in that certain Declaration of Unit Ownership, and by-laws, and exhibits attached thereto, and recorded in Deed Book 558 at Page 482, ORANGE County \*\* Registry, to which reference is hereby made for a more particular description of same. The description in said Declaration of Unit Ownership of the land upon which the Units are located is hereby made an integral part of this instrument, and as referred to for identification purposes only, as required by the North Carolina General Statutes 47A-14.1. The stated percentage of ownership in the common areas and facilities is set forth in said Declaration and incorporated by reference herein.

The property herein conveyed is to be used for residential purposes only and is subject to all restrictions and provisions set forth in aforesaid Declaration, exhibits, by-laws, as the same may exist or hereafter be amended as provided by law or as stated therein, and is subject to all easements of record or portrayed on plat of survey of record including but not limited to easements for rights of way, ingress or egress, drainage, sewer, water and utility lines.

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\* and as amended in Plat Book 55 at Page 122, Orange County Registry.

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