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ER
NH

EM

FILED Mark Gilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$552.00

NA

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$ 552.00

Return to: Grantee

Parcel Identifier No. *KR*
9799-03-2207.004

THIS DEED made this 19 day of September, 2016 by and between

GRANTOR

DEBRA SIMON and spouse, JAMES BRACK JOHNSON, III
8320 Brights Way
Chapel Hill, NC 27516

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

FONTA FLORA PROPERTIES, LLC
A North Carolina Limited Liability Company
601 W. Rosemary Street, Suite 215
Chapel Hill, NC 27516-2354

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

Submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

See EXHIBIT "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5002, Pages 295-297, 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, their heirs, successors, and assigns, in fee simple.

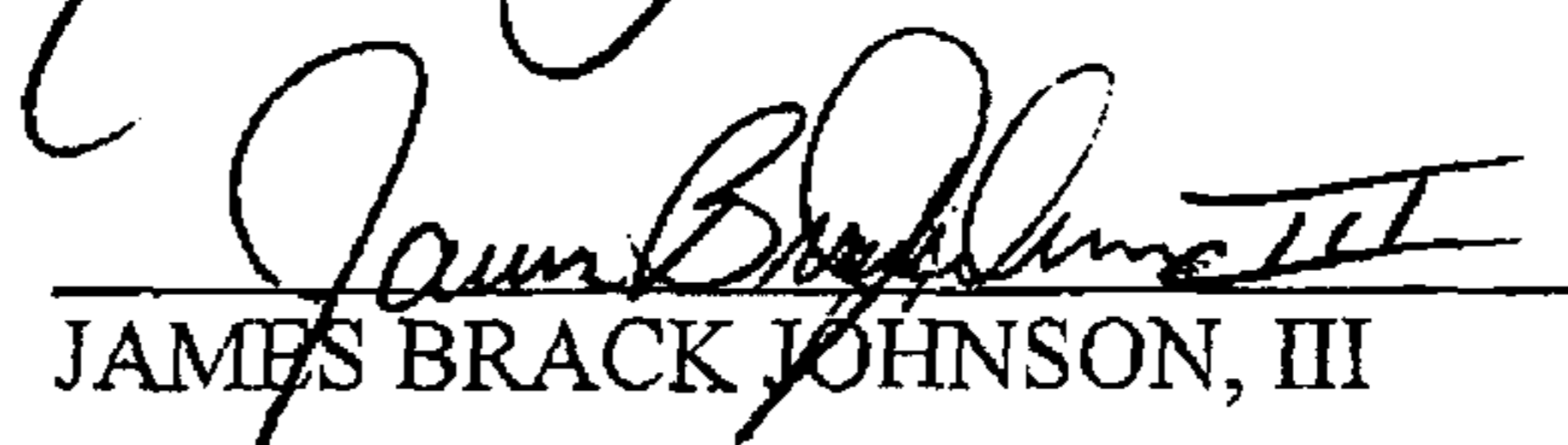
AND THE GRANTOR COVENANTS with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2016 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.


 (SEAL)
DEBRA SIMON

 (SEAL)
JAMES BRACK JOHNSON, III

STATE OF North Carolina

COUNTY OF Orange

I, Kate L Colburn, Notary Public for the County of Orange, State of North Carolina, 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 therein and in the capacity indicated: Debra Simon and James Brack Johnson, III, Grantors. Witness my hand and official stamp or seal, this the 12 day of September, 2016.


Notary Public
My Commission Expires: 11-16-2019

WRH/ts

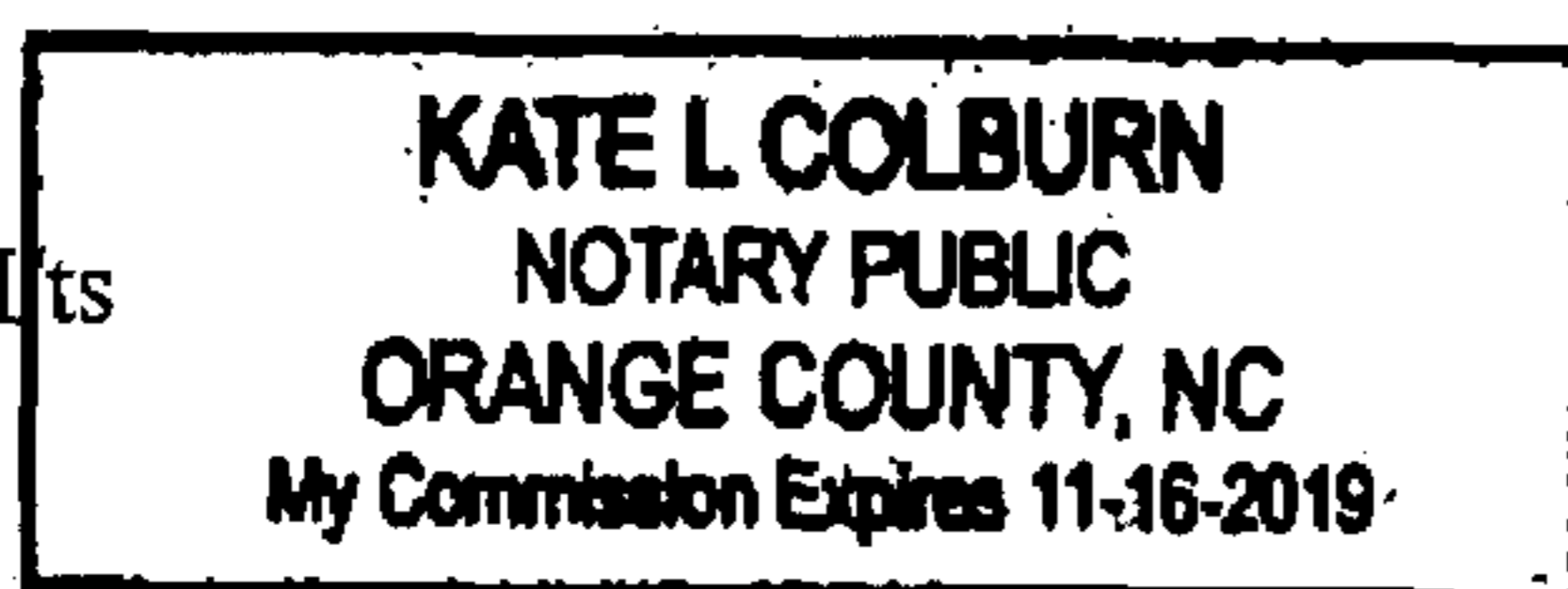


EXHIBIT "A"

BEING known and designated as Unit No. 103, Building A, as shown on a plat or plats entitled The Center Condominiums recorded in Plat Book 52, Pages 11 through 21 in the Office of the Register of Deeds of Orange County, North Carolina, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "Declaration of Condominium" recorded in Book 773, Page 573, et seq. (The "Declaration") and the First Amendment to Declaration of Condominium recorded in Book 776, at page 536, et seq. (The "First Amendment").

Together with all rights in and to the limited common areas and facilities appurtenant to said unit; and subject to the said declaration and the by-laws annexed thereto, which with all attachments thereto are incorporated herein as if set for in its entirety.

PIN: 9799-03-2207.004

