
NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$00.00

Recording Time, Book and Page:

Parcel Identifier No.: 9799-84-4538

Tax Lot No.:

Index: Lot 151, Sec III, Colony Woods

Mail after recording to: Grantee

This instrument was prepared by: Milestones Law, without benefit of title examination or tax advice

THIS DEED made the latest day set forth in the notary acknowledgement below by and between

GRANTOR

Emily C. Egan, Trustee of the Bruce D. Egan Trust, dated August 9, 2018

Mailing Address: 117 Lynnmoor Drive, Silver Spring, MD 20901

GRANTEE

John D. Egan, a married person

Mailing Address: 163 E 81st St. Apt. 6C, New York, NY 10028

Property Address: 1904 Overland Drive, Chapel Hill, NC 27517

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.

Submitted electronically by "Milestones Law & Mediation"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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:

BEING all of that real property described on Exhibit A attached hereto.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6866, Page 990, Orange County Registry.

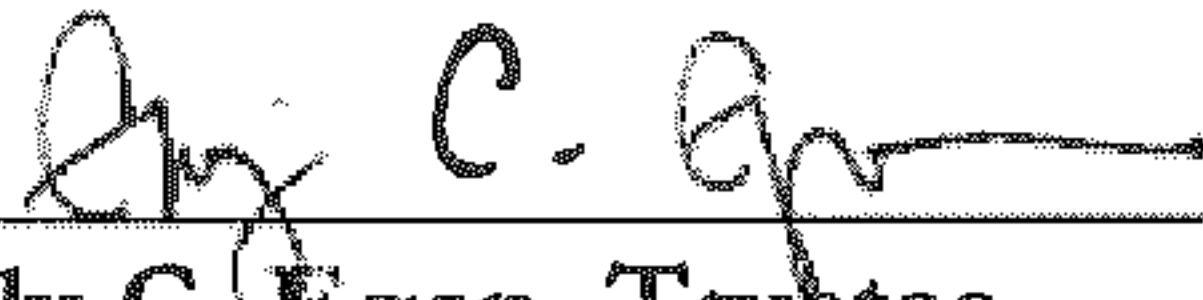
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

- (1) ad valorem taxes for the current year; (2) utility easements and unviolated covenants, conditions or restrictions; (3) such other liens, encumbrances or defects as may be specifically approved by Buyer in writing

IN WITNESS WHEREOF, the Grantor has duly executed this instrument the day and year first above written.

 (SEAL)
Emily C. Egan, Trustee
the Bruce D. Egan Trust, dated August 9, 2018

STATE OF Maryland
COUNTY OF Montgomery

I, Erin Elizabeth Darby, a Notary Public of the aforesaid State, do hereby certify that **Emily C. Egan, Trustee of the Bruce D. Egan Trust, dated August 9, 2018** personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 22 day of March, 2025.


Notary Public
My Commission Expires: June 30, 2027

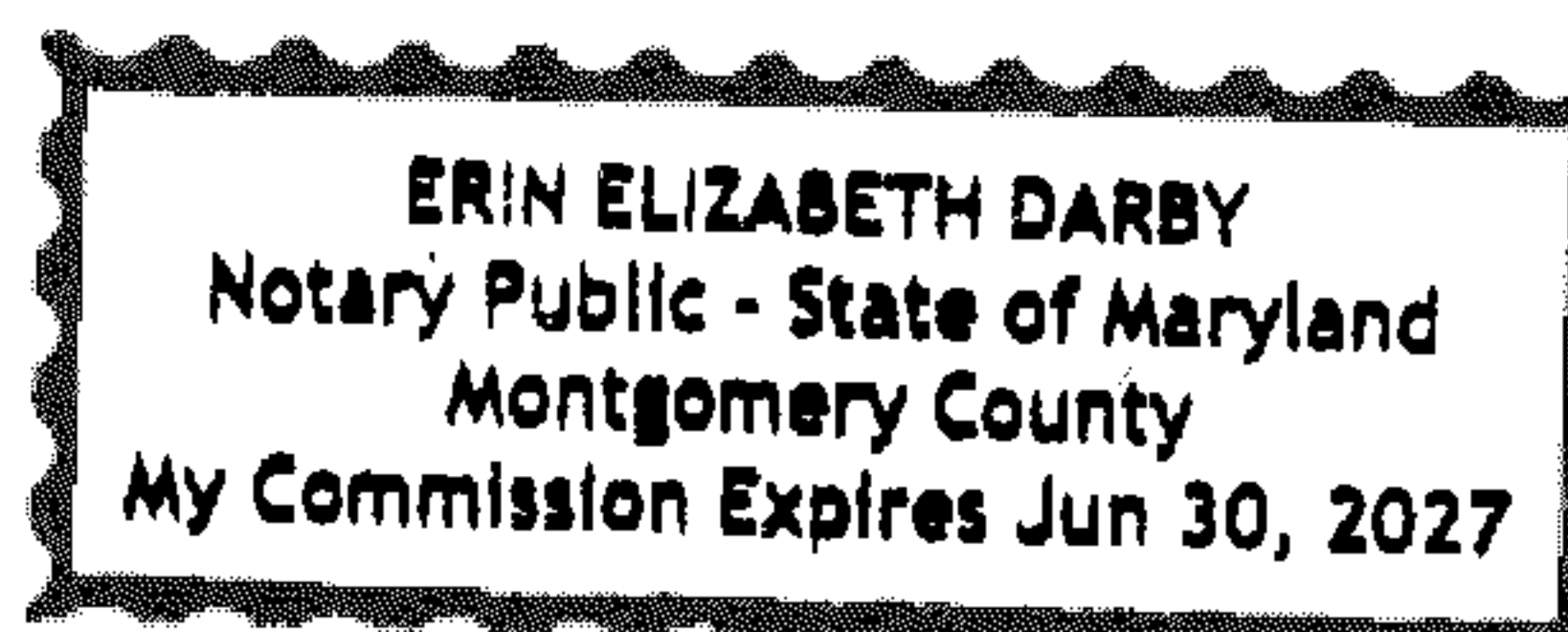


Exhibit A
Legal Description

BEING all of Lot 151, Section III, COLONY WOODS SUBDIVISION, according to plat recorded in Plat Book 17, Page 175, Orange County Registry.

Parcel ID: 9799-84-4538

Property Address: 1904 Overland Drive, Chapel Hill, NC 27517