

681
AW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$286.00

9799-11-6613.024 DBP

Parcel Identifier No. Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 16 Consultant Place, Ste. 101, Durham, NC 27707

Brief description for the Index: Unit 54-A, Brookwood Condominiums

THIS DEED made this 21st day of NOV, 2019, by and between

GRANTOR

Alix Barolette Dorcelien and Tracee Lynn Wood Dorcelien, a
married couple
1418 Waterford Green Dr
Apex, NC 27502

GRANTEE

Debra C. Levin, unmarried
1401 Brigham Road
Chapel Hill, NC 27517

Property Address: 250 S. Estes Unit #54
Chapel Hill, NC 27514

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Chapel Hill, _____ Township, Orange County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6477 page 53.

All or a portion of the property herein conveyed _____ includes or ☒ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 263 page 430-470.

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:

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

(Entity Name) Alix Barolette Dorcelien (SEAL)
Print/Type Name: Alix Barolette Dorcelien

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

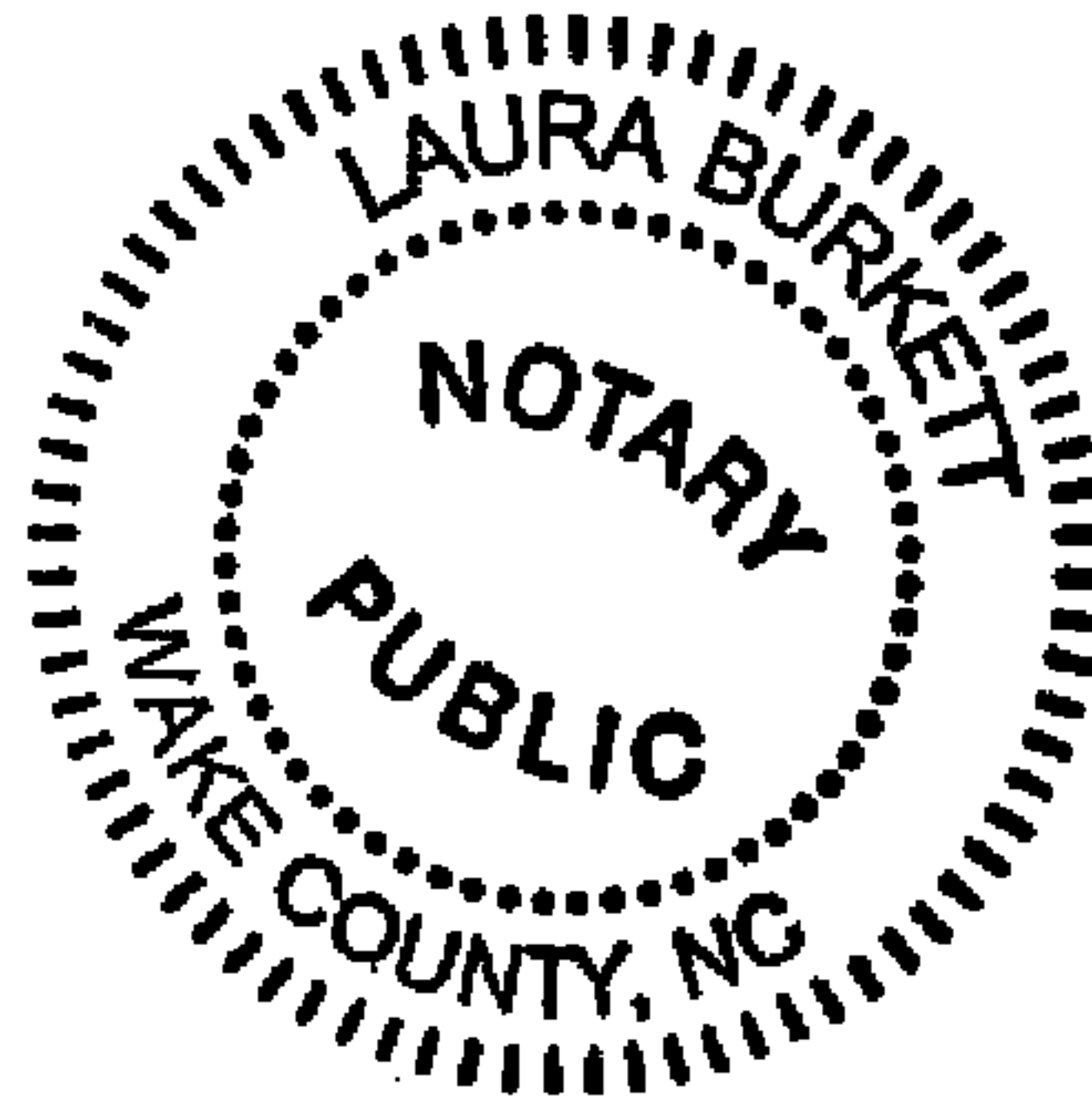
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Alix Barolette Dorcelien personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20 day of May, 20 19.

My Commission Expires: 6/19/2023

[Signature]
Notary Public



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

_____ (Entity Name)	_____ (SEAL)
By: _____	Print/Type Name: _____
Print/Type Name & Title: _____	<u>Tracee Lynn Wood Dorcelien</u> (SEAL)
	Print/Type Name: Tracee Lynn Wood Dorcelien
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina – County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Tracee Lynn Wood Dorcelien personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 21st day of MAY, 20 19.

My Commission Expires: 03/23/2022

Kellyn A. Kropinak
Notary Public

KELLYN A. KROPINAK
Notary Public
North Carolina
Durham County

EXHIBIT "A"

Unit 54-A of Building 5 of "Brookwood Condominiums", shown on plats and plans recorded in Plat Book 22, Pages 62-100, Orange County Registry, together with all rights and easements appurtenant to said unit, including an undivided 1.66% interest as tenant in common in and to the common areas and facilities, as defined and described in that certain declaration of unit ownership, and bylaws, and exhibits attached thereto or referred to therein, and recorded on May 21, 1976, in Deed Book 263, at pages 430 through 470, Orange County Registry, to which reference is made for a more particular description. The description in said declaration of unit ownership of the land on which the units are located is hereby made an integral part of this instrument, and is referred to for identification purposes only as required by North Carolina General Statute 47A-14.

The property hereby conveyed is to be used for residential purposes only and is subject to all restrictions and provisions set forth in the aforesaid declaration, exhibits and bylaws as the same may now exist or hereafter be amended as provided by law and is subject to all easements of record or portrayed on Plat of Survey of record including but not limited to Grantees by acceptance hereby and by agreement with the Grantor hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, provisions and conditions set forth in such declaration of condominium, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the condominium which may be levied against such unit.