

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 802.00

Parcel Identifier No. 451419 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: C. Mitchell Hatchett III, Atty (WITHOUT TITLE EXAMINATION, OR ADVICE)

Brief description for the Index: UNIT 824, Villas of Wake Forest Condos

THIS DEED made this 14th day of September, 2020, by and between

GRANTOR

Timothy D. Gill and wife,
 Gari M. Gill

1348 Provision Place
 Wake Forest, NC 27587

GRANTEE

Charles T. Nason as Trustee of the Charles T.
 Nason Revocable Trust dated February 2,
 2000, and any amendments thereto.

824 Blue Bird Lane
 Wake Forest, NC 27587

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 Wake Forest, Wake Forest Township, Wake 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 16958 page 1641.
 All or a portion of the property herein conveyed X includes or ____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

Utility easements and unviolated covenants, conditions and/or restrictions that do not materially affect the value of said Property. 2020 ad valorem taxes.

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

(Entity Name) Timothy D. Gill (SEAL)
Print/Type Name: Timothy D. Gill

By: _____
Print/Type Name & Title: _____ Gari M. Gill (SEAL)
Print/Type Name: Gari M. Gill

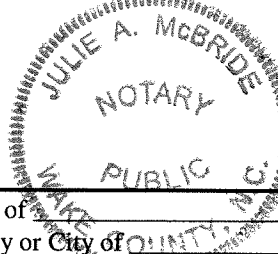
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

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

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that
Timothy D. Gill and wife, Gari M. Gill 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 16th day of
September, 2020.

My Commission Expires: 04-01-2021
(Affix Seal)



Julie A. McBride
JULIE A. MCBRIDE Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ 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 _____ day of
_____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
_____ he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT A
Legal Description
824 Blue Bird Lane
Wake Forest, NC

Unit No. 824, The Villas of Wake Forest, A Condominium, Phase 35, Building 36, a residential condominium located in the County of Wake, State of North Carolina, as designated and described under the provisions of Chapter 47C of the North Carolina General Statutes in the Declaration of The Villas of Wake Forest, A Condominium, recorded 2-26-2007 in Book 12415, Page 1031, Wake County Registry (together with all Amendments and Supplements thereto, the "Declaration"), together with a certain percentage undivided interest in the common areas and facilities declared therein to be appurtenant to said Unit, which undivided interest shall automatically change in accordance with the terms of said Declaration and in any Amendment or Supplement to the Declaration (an "Amendment") filed of record pursuant to the provisions of the North Carolina Condominium Act, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amendment as though conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Wake, State of North Carolina and is fully described in the Declaration, to which reference is hereby made for a more particular description of same. Said Unit and said land is also shown in Condominium File No. CM 2007, Pages 72-74 in the Office of the Register of Deeds of Wake County, North Carolina, to which reference is also made for a more particular description.

Grantee, by accepting this Deed, hereby expressly assumes and agrees to be bound by and comply with all the covenants, terms, provisions and conditions set forth in the Declaration, the Articles and the Bylaws of The Villas of Wake Forest Condominium Owners Association, Inc., and the Rules and Regulations made thereunder including, but not limited to, the obligation to make payments of assessments for the maintenance and operation of the condominium which may be levied against such Unit. The Unit conveyed hereby shall be used only for residential purposes.