

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1,100.00
Parcel ID:	0220274
Mail/Box to:	Susan Murphy and spouse Patrick Murphy, 614 Capital Blvd., Unit 222, Raleigh, NC 27603
Prepared by:	Dale L. Thomas, Jr., Gray Newell Thomas, LLP, 4112 Blue Ridge Road, Suite 200, Raleigh, NC 27612
Brief description for the index:	Unit No. 222, The Cotton Mill <i>Outstanding taxes, if any, to be paid by the closing attorney at settlement.</i>

THIS GENERAL WARRANTY DEED ("Deed") is made on the 4th day of December, 20 23, by and between:

GRANTOR	GRANTEE
Susan Tollefsen, unmarried	Susan Murphy and spouse, Patrick Murphy
Mailing Adress: 632 New Road, Raleigh, NC 27608	Mailing Address and Property Address: 614 Capital Blvd., Unit 222, Raleigh, NC 27603

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Raleigh, Wake County, North Carolina and more particularly described as follows (the "Property"):

See attached "Exhibit A"

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 6819, Page 0007, Wake County Registry.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Condominium File No. 163, Wake County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Title to the property hereinbefore described is subject to the following exceptions:

1. Title to the property hereinbefore described is subject to the following exceptions:

Ad Valorem taxes for the current year. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name: Susan Tollefsen

Entity Name

Name:

By:

Name:

Title:

Name:

By:

Name:

Title:

STATE OF NC, COUNTY OF WAKE

I, DALE L. THOMAS JR., a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4th day of DECEMBER, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Susan Tollefsen

Affix Notary Seal/Stamp

DALE L THOMAS JR
 Notary Public
 North Carolina
 Chatham County

Notary Public (Official Signature)

My commission expires: 7.27.27

Exhibit A

Being known and designated as Unit No. 222, as shown on a plat or plats entitled THE COTTON MILL, a Condominium recorded in Condominium File No. 163 in the Office of the Register of Deeds of Wake County, North Carolina, which is incorporated herein by reference and 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" and recorded in the Office of the Register of Deeds of Wake County in Book 6879 at Page 351, et seq. (the "Declaration"), and pursuant thereto membership in THE COTTON MILL CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., a North Carolina Non-Profit Corporation.

Together with all rights of Grantor 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 forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 1.815% as the percentage of undivided fee simple interest appertaining to the above unit in the Common Areas and Facilities; (2) Use and restriction of use of unit for residential purposes, and other uses reasonably incidental thereto; (3) Property rights of Grantee as a unit owner, and any guests or invitees of Grantee in and to the Common Areas and Facilities; (4) Obligations and responsibility of the Grantee for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in the Declaration and the By-Laws annexed thereto; (5) Limitations upon use of Common Areas and Facilities; (6) Obligations of Grantee and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.