

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 982.00

PIN No. 1704813437

Parcel Identifier No. 0436197

Mail/Box to: GRANTEE

This instrument was prepared by: Harris & Hilton, P.A., 7320 Six Forks Road, Suite 100, Raleigh, NC 27615

Brief description for Index: LO6 BLOUNT STREET COMMONS II CONDOS BLD1 UN205

THIS DEED made this 26 day of Sept., 2019, by and between

GRANTOR

Tiffany L. Holland, unmarried
4212 Rowan Street
Raleigh, NC 27609

GRANTEE

Jennifer Bobbitt and spouse,
James Bobbitt III
501 North Person Street #205
Raleigh, NC 27604

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 **Wake** County, North Carolina and more particularly described as:

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.

The property described above was acquired by Grantor by instrument recorded in **Book 16286 , Page 0757 .**

A map showing the above described property is recorded in **CM 2009, Pages 510A- 510C7; CM 2015, Pages 89-101 and CM 2016, Pages 16-28 and Book of Maps 2008, Pages 311 and 312.**

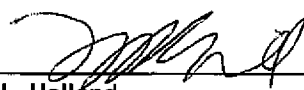
All or a portion of the property conveyed ☐ is/☐ is not a principal residence of the Grantor.

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.

Grantor covenants with 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:

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 the foregoing the day and year written above.

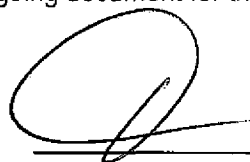

 _____ (SEAL)
 Tiffany L. Holland

STATE OF Wake NC DAVID COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a drivers license and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Tiffany L. Holland.**

Date: 9/26/19

(Official Seal)



Printed Name: David N. Hilton

My commission expires: 4/15/20

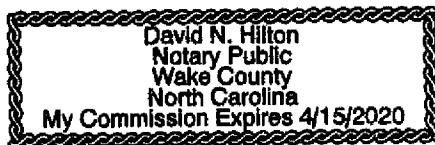


EXHIBIT A**Legal Description**

BEING all of Condominium Unit 205, together with Unit 205 Garage, Building 1, of the Blount Street Commons Condominium II (the "Condominium"), located in the City of Raleigh, Wake County, North Carolina, as designated and described under the provisions of Chapter 47A of the North Carolina General Statutes (the "Condominium Act") in the Declaration of Blount Street Commons Condominium II recorded in Book 16157, Page 2449, as supplemented by that First Supplemental Declaration to Declaration of Condominium II recorded in Book 16192, Page 2412, as supplemented by that Second Supplemental Declaration to Declaration of Condominium II recorded in Book 16241, Page 2254, as supplemented by that Third Supplemental Declaration to Declaration of Condominium II recorded in Book 16277, Page 542, Wake County Registry, and the Master Declaration of Blount Street Commons Condominium recorded in Book 12967, Page 2215, Wake County Registry, as supplemented by that certain First Supplement to and First Amendment to Master Declaration of Condominium for Blount Street Commons Condominium recorded in Book 13260, Page 2172, Wake County Registry, and as supplemented by that certain Second Amendment to Master Declaration of Covenants, Conditions & Restrictions for Blount Street Commons recorded in Book 15036, Page 255, Wake County Registry, (as supplemented, the "Declaration"), and as shown, identified and described on plans recorded in Condominium Map 2016, Pages 16-28, Wake County Registry.

TOGETHER WITH a 3.125% undivided interest in and to the Common Elements of the Condominium appurtenant to said Unit as set forth in the Declaration; and together with and subject to all rights, privileges, easements, restrictions, covenants, and conditions appurtenant to or applicable to said Unit and the Common Elements and Limited Common Elements of the Condominium by operation of the Declaration, the Condominium Act and the plats and plans referred to above.

Grantees, by accepting this Deed, hereby expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions, and conditions set forth in the Declaration, and the By-Laws and Rules and Regulations made thereunder, 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. The Unit conveyed hereby shall be used only as a residence.

Property address: 501-205 North Person Street, Raleigh, NC 27604