

[SPACE ABOVE FOR RECORDING DATA]

File No. 2406004NCCY
Deed

GENERAL WARRANTY DEED

Excise Tax:	\$506.00
PIN/PID:	0111083
N.C.G.S. § 161-31:	This instrument prepared by Abigail Eder, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
N.C.G.S. § 105-317.2:	The property _____ does _____ does not include the primary residence of a grantor.
Return to:	Grantee
This instrument was prepared by:	Sterling Law (This deed is prepared without tax advice) 5000 Centregreen Way, Suite 500 Cary, NC 27513
Brief description:	Unit 5-C, Drummond Place Condominium

THIS DEED ("Deed") is made this 20 day of September 2024 by and between:

GRANTOR	GRANTEE
Mark A. Rohrbach and Lisa M. Rohrbach, a married couple	Jenese Janell Patanella, unmarried
108 Apple Branch Court Apex, NC 27539	128 Drummond Place 5C Cary, NC 27511

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, and conveys unto Grantee, in fee simple and with general warranty of title, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property:

SEE EXHIBIT A, ATTACHED AND MADE PART HERETO

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any;

Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever;

submitted electronically by "Sterling Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

Each undersigned signer as or for Grantor hereby expressly warrants that said signer is duly authorized to execute, sign, and deliver this deed, that all persons may rely on this representation, and no person need further inquire into the authority of the signer;

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context;

This Deed may be signed in one or more counterparts which, when assembled, shall constitute one original and valid Deed for recordation;

This conveyance is made subject to the following Exceptions and Reservations:

1. Ad valorem taxes for the current year;
2. Utility easements and unviolated covenants, conditions or restrictions;

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

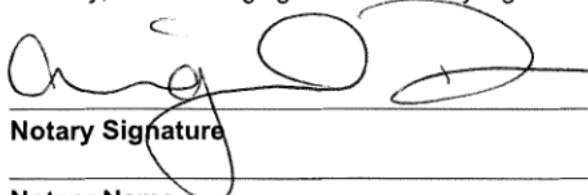
[SIGNATURE(S) TO FOLLOW]

File No. 2406004NCCY
Deed

 (SEAL)
Mark A. Rohrbach

City / County: WakeState: North Carolina

I, a notary public under the jurisdiction aforesaid, certify that **Mark A. Rohrbach** personally appeared before me this day, acknowledging to me that they signed the foregoing Deed.

 9/17/24
Notary Signature Date
Notary Name

My Commission Expires: _____

Official Notarial Seal:
(Ink seals only. No
raised seals.)



 (SEAL)
Lisa M. Rohrbach

City / County: WakeState: North Carolina

I, a notary public under the jurisdiction aforesaid, certify that **Lisa M. Rohrbach** personally appeared before me this day, acknowledging to me that they signed the foregoing Deed.

 9/17/24
Notary Signature Date
Notary Name

My Commission Expires: _____

Official Notarial Seal:
(Ink seals only. No
raised seals.)



EXHIBIT "A"

Being all of Unit 5-C in Drummond Place Condominium or designated and described in the Declaration of Condominium Establishing Drummond Place Condominium, under the provisions of Chapter 47A of the North Carolina General Statutes (the "Declaration") dated October 25, 1979, recorded in Book 2780, Page 800 of the Wake County Registry (see Condominium Plan File, Condominium No. 9, Wake County Registry (for plans)) together with a 2.789 percent undivided interest in the limited and general common areas and facilities declared therein to be appurtenant to said Unit. The land upon which the buildings and improvements are located is situated in the Town of Cary, Wake County, North Carolina, and is fully described in the Declaration, the Declaration being incorporated herein by reference.

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 condominiums which may be levied against such unit. The unit conveyed hereby shall be used only as a residence.

Further, Grantees, by accepting this deed hereby expressly assume and agree to be bound by and comply with all the covenants, terms, provisions, and conditions contained in the Declaration of Covenants, Conditions, and Restrictions for Kildaire Farms Subdivision recorded in Book 2491, Page 488, Wake County Registry 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 private streets, greenways and common areas which may be levied against such unit.

For title reference see Deed dated 10/31/14 and recorded in Deed Book 15826, Page 1431.