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BK 6741 PG 2313 - 2316 (4) DOC# 30055716  
This Document eRecorded: 08/27/2021 12:43:54 PM  
Fee: \$26.00 Tax: \$1,750.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by JAMES A. BARTOW

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax \$1,750.00

Brief Description: Unit 170, Cosgrove Hill Office Condominium

PIN: 9799-<sup>58</sup>~~58~~-0455.005

KAC

Instrument prepared by Thomas R. Holt, Attorney at Law

Return to Grantee at: 101 Cosgrove Avenue, Ste. 170, Chapel Hill, NC 27514

THIS DEED is made this 27 day of August, 2021, by and between:

GRANTOR: **Blue Horn Enterprise, LLC,  
a North Carolina limited liability company**

and

GRANTEE: **iDoc, LLC,  
a North Carolina limited liability company**

Property Address:  
101 Cosgrove Avenue, Suite 170  
Chapel Hill, NC 27514

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

**WITNESSETH:**

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina (the "Property"):

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: ad valorem taxes for 2022 and subsequent years, zoning ordinances affecting the Property, matters that would be disclosed by a current and accurate survey of the Property, and those Permitted Exceptions shown on Exhibit B hereto.

Submitted electronically by "Bagwell Holt Smith-SV"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

All or a portion of the Property herein conveyed does \_\_\_/does not X include the primary residence of Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

**Blue Horn Enterprise, LLC, a North Carolina limited liability company**

BY:  (Seal)  
**Ohm Patel, Member/Manager**

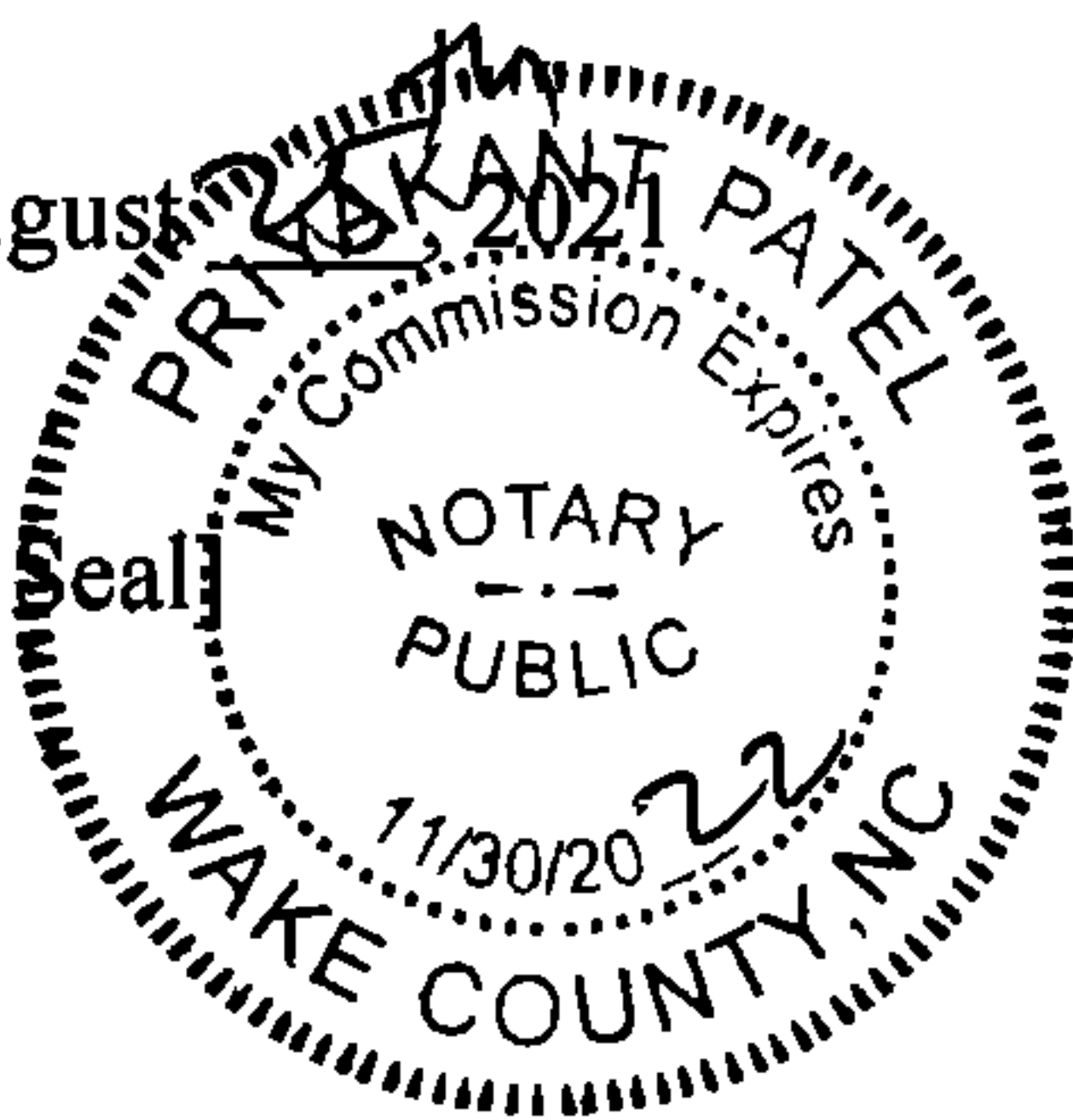
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document in the capacity indicated: **Ohm Patel, Member/Manager of Blue Horn Enterprise, LLC, a North Carolina limited liability company**

Date: August

[Official Seal]



Priyakant Patel  
Notary Public  
Print Name: PRIYAKANT PATEL  
My commission expires: 11/30/2022

**EXHIBIT A**  
**Legal Description**

THAT PROPERTY IN THE TOWN OF CHAPEL HILL, COUNTY ORANGE AND STATE OF NORTH CAROLINA, COMPRISING A PORTION OF THE CONDOMINIUM KNOWN AS COSGROVE HILL OFFICE CONDOMINIUM HAVING BEEN ESTABLISHED IN THAT CERTAIN DECLARATION OF COSGROVE HILL OFFICE CONDOMINIUM RECORDED MARCH 15, 2011 IN BOOK 5130, PAGE 83, ORANGE COUNTY REGISTRY, AS AMENDED BY THAT FIRST AMENDMENT TO DECLARATION OF COSGROVE HILL OFFICE CONDOMINIUM RECORDED ON FEBRUARY 13, 2013 IN BOOK 5545, PAGE 146, ORANGE COUNTY REGISTRY; THAT SECOND AMENDMENT TO DECLARATION OF COSGROVE HILL OFFICE CONDOMINIUM RECORDED ON DECEMBER 10, 2013 IN BOOK 5730, PAGE 120, ORANGE COUNTY REGISTRY; THIRD AMENDMENT TO DECLARATION OF COSGROVE HILL OFFICE CONDOMINIUM RECORDED ON APRIL 7, 2014 IN BOOK 5773, PAGE 2, ORANGE COUNTY REGISTRY; THAT FOURTH AMENDMENT TO DECLARATION OF COSGROVE HILL OFFICE CONDOMINIUM RECORDED ON SEPTEMBER 9, 2014 IN BOOK 5844, PAGE 62 AND THAT FIFTH AMENDMENT TO DECLARATION OF COSGROVE HILL OFFICE CONDOMINIUM ON APRIL 10, 2015 IN BOOK 5933, PAGE 270, ORANGE COUNTY REGISTRY (COLLECTIVELY REFERRED TO AS THE "DECLARATION") AND THOSE CERTAIN PLAT(S) AND PLAN(S) FOR COSGROVE HILL OFFICE CONDOMINIUM RECORDED ON APRIL 7, 2014 IN PLAT BOOK 112, PAGES 135 AND 136, ORANGE COUNTY REGISTRY (COLLECTIVELY REFERRED TO AS THE "PLATS AND PLANS"), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF UNIT 170 OF THE COSGROVE HILL OFFICE CONDOMINIUM SHOWN ON THE PLATS AND PLANS, ORANGE COUNTY REGISTRY, TOGETHER WITH THE COMMON ELEMENTS INTEREST APPURTENANT TO UNIT 170 AS DESIGNATED IN EXHIBIT B OF THE DECLARATION.

THE PROPERTY HEREIN CONVEYED WAS ACQUIRED BY GRANTOR BY INSTRUMENT RECORDED IN BOOK DB 5933 PAGE 276, ORANGE COUNTY REGISTRY.

**EXHIBIT B****Permitted Exceptions**

1. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.
2. Declaration of Cosgrove Hill Office Condominium recorded on March 15, 2011 in Book RB 5130, Page 83, Orange County Registry, as Subordinated in Book RB 5144, Page 415, Orange County Registry; and as amended by that First Amendment to Declaration of Cosgrove Hill Office Condominium recorded on February 13, 2013 in Book RB 5545, Page 146, Orange County Registry, that Second Amendment to Declaration of Cosgrove Hill Office Condominium recorded on December 10, 2013 in Book RB 5730 Page 120, Orange County Registry, that Third Amendment to Declaration of Cosgrove Hill Office Condominium recorded on April 7, 2014 in Book RB 5773 Page 2, Orange County Registry, that Fourth Amendment to Declaration of Cosgrove Hill Office Condominium recorded on September 9, 2014 in Book RB 5844, Page 62, Orange County Registry, and that Fifth Amendment to Declaration of Cosgrove Hill Office Condominium recorded on April 10, 2015 in Book RB 5933, Page 270, Orange County Registry.
3. Plats and Plans of Cosgrove Hill Office Condominium recorded in Plat Book 108 Pages 68 through 71, inclusive, Orange County Registry, as revised by the plats recorded in Plat Book 111, Pages 7 and 8, Plat Book 112 Pages 25 and 26, Plat Book 112 Pages 135 and 136 and Plat Book 113 Pages 79 and 80, Orange County Registry.
4. Easements, setback lines and any other matters shown on plat recorded in Plat Book 20 Page 199, Plat Book 68 Page 233, and Plat Book 102 Pages 149 and 150, Orange County Registry.
5. Easement, conditions and rights reserved in Deed recorded in Book 134, Page 306, Orange County Registry.
6. Shared Parking and Entry Maintenance Agreement by and between Cosgrove Hill Condominium Owner's Association, Inc. and The Northwestern Mutual Life Insurance Company recorded in Book RB 5189 Page 392, Orange County Registry.
7. Reserved Stormwater Facility Easement and Maintenance Agreement recorded in Book RB 4762, Page 248, Orange County Registry.
8. Reserved Stormwater Facility Easement and Maintenance Agreement recorded in Book RB 4752, Page 349, Orange County Registry.
9. Special Use Permit recorded in Book RB 4381, Page 375, Orange County Registry.
10. Easement, Construction and Maintenance Agreement recorded in Book RB 4381 Page 398 and Book RB 4381 Page 417, Orange County Registry.
11. Right(s)-of-Way to Duke Power Company recorded in Book 134 Page 259 and Book 239 Page 1792, Orange County Registry.
12. Right(s)-of-Way to Durham Public Service Company recorded in Book 107 Page 245, Orange County Registry.
13. Right(s)-of-Way to Duke Energy Carolinas, LLC recorded in Book RB 4483 Page 95, Orange County Registry.
14. Easement(s) to Orange Water and Sewer Authority recorded in Book RB 4562 Page 583, Orange County Registry.
15. Zoning ordinances affecting the property conveyed herein.