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EMC



20160120000013370 DEED
Bk:RB6067 Pg:161
01/20/2016 04:22:21 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$633.00
NA

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$633.00

Parcel Identifier No. 9799-58-0455.013
Verified by MB County on the ____ day of _____, 20__
By: _____

This instrument was prepared by: **Bagwell Holt Smith P.A. (without title examination)**

Grantee's address (return to): **101 Cosgrove Avenue, Suite 260, Chapel Hill, NC 27514**

THIS DEED is made this 19th day of January, 2016, by and between

GRANTOR	GRANTEE
Crosland Cosgrove Hill Office, LLC, a North Carolina limited liability company 521 E. Morehead Street, Suite 400 Charlotte, NC 28202	Cosgrove CXL, LLC, a North Carolina limited liability company 101 Cosgrove Avenue, Suite 260 Chapel Hill, NC 27514

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 **Chapel Hill, Orange County, North Carolina** and more particularly described in **Exhibit A** attached hereto and incorporated herein.

The property herein conveyed was acquired by Grantor by instrument recorded in Book RB4606 Page 60, Orange County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a grantor.

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

Grantor covenants with 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 exceptions described in **Exhibit B** attached hereto and incorporated herein.

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

**Crosland Cosgrove Hill Office, LLC,
a North Carolina limited liability company**

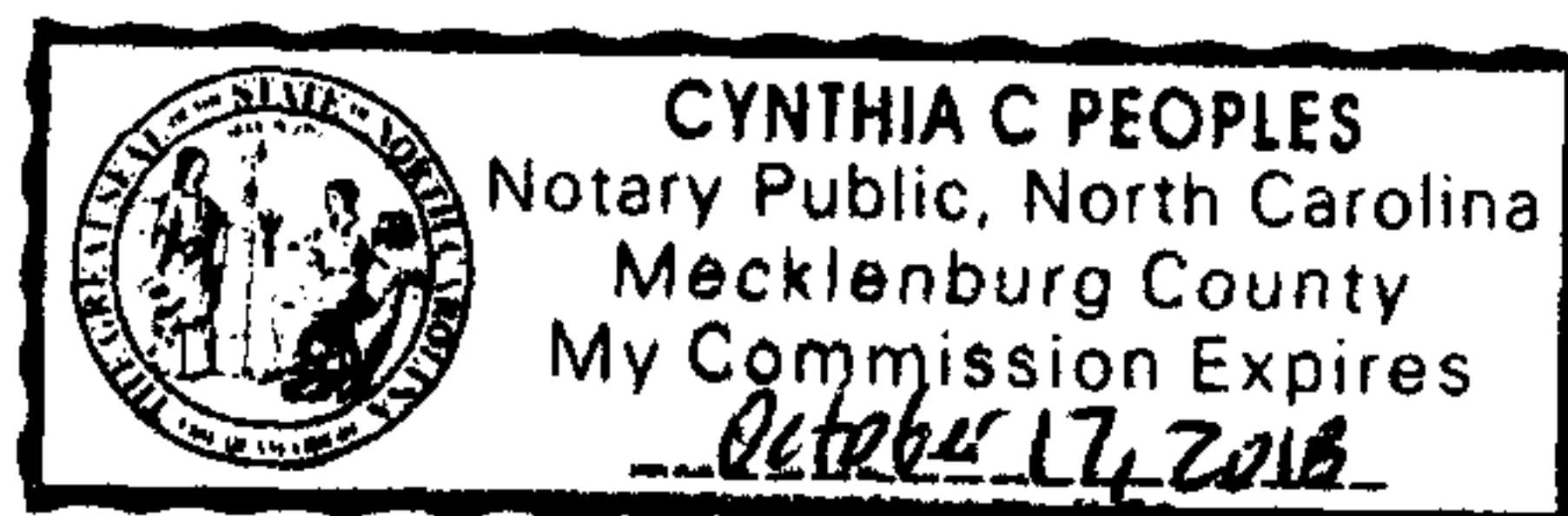
By: Crosland Manager, LLC, a North Carolina
limited liability company, its Manager

By: 
Adam Ford, General Manager

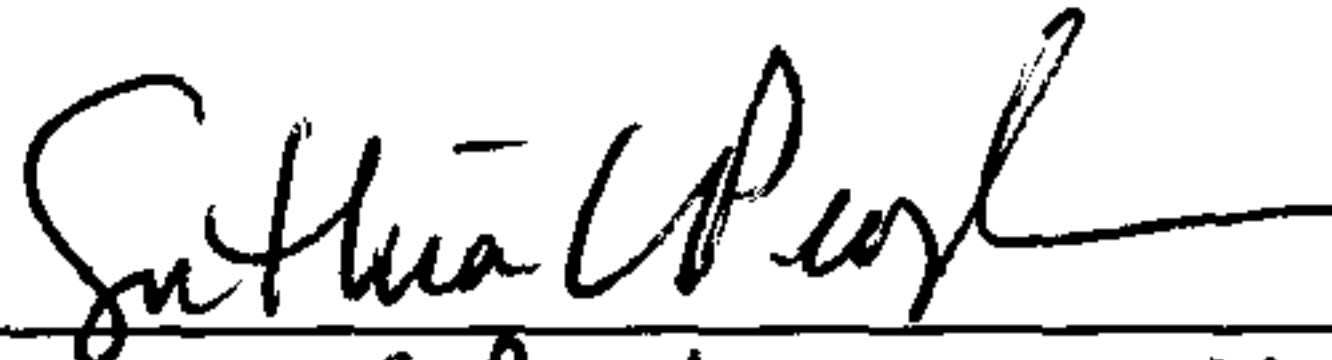
STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Cynthia C Peoples, a Notary Public of the County and State aforesaid, do hereby certify that Adam Ford personally appeared before me this day and acknowledged that he is the General Manager of Crosland Manager, LLC, a North Carolina limited liability company, the Manager of Crosland Cosgrove Hill Office, LLC, a North Carolina limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness by hand and official stamp or seal, this the 15th day of January, 2016.



(Official Seal)


Cynthia C Peoples, Notary Public
Printed Name of Notary Public

My commission expires: October 17, 2018



Exhibit A

That property in the Town of Chapel Hill, County of Orange and State of North Carolina, comprising a portion of the Condominium known as Cosgrove Hill Office Condominium having been established by that certain Declaration of Cosgrove Hill Office Condominium recorded on March 15, 2011 in Book RB5130, 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 RB5545, Page 146, Orange County Registry, that Second Amendment to Declaration of Cosgrove Hill Office Condominium recorded on December 10, 2013 in Book RB5730 Page 120, Orange County Registry, that Third Amendment to Declaration of Cosgrove Hill Office Condominium recorded on April 7, 2014 in Book RB5773 Page 2, Orange County Registry, that Fourth Amendment to Declaration of Cosgrove Hill Office Condominium recorded on September 9, 2014 in Book RB5844 Page 62, Orange County Registry, and that Fifth Amendment to Declaration of Cosgrove Hill Office Condominium recorded on April 10, 2015 in Book RB5933 Page 270, Orange County Registry (collectively referred to as the "Declaration"), and those certain Plat(s) and Plan(s) for Cosgrove Hill Office Condominium 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 (collectively referred to as the "Plats and Plans"), and being more particularly described as follows:

Being all of Unit 140 of the Cosgrove Hill Office Condominium shown on the Plats and Plans of Cosgrove Hill Office Condominium recorded on April 7, 2014, in Plat Book 112, Pages 135 and 136, Orange County Registry, together with the Common Elements Interest appurtenant to Unit 140 as designated in **Exhibit B** of the Declaration.



Exhibit B

Permitted Exceptions

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Declaration of Cosgrove Hill Office Condominium recorded on March 15, 2011 in Book RB5130, 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 RB5545, Page 146, Orange County Registry, that Second Amendment to Declaration of Cosgrove Hill Office Condominium recorded on December 10, 2013 in Book RB5730 Page 120, Orange County Registry, that Third Amendment to Declaration of Cosgrove Hill Office Condominium recorded on April 7, 2014 in Book RB5773 Page 2, Orange County Registry, that Fourth Amendment to Declaration of Cosgrove Hill Office Condominium recorded on September 9, 2014 in Book RB5844 Page 62, Orange County Registry, and that Fifth Amendment to Declaration of Cosgrove Hill Office Condominium recorded on April 10, 2015 in Book RB5933 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 RB5189 Page 392, Orange County Registry.
7. Reserved Stormwater Facility Easement and Maintenance Agreement recorded in Book RB4762 Page 248, Orange County Registry.
8. Reserved Stormwater Facility Easement and Maintenance Agreement recorded in Book RB4752 Page 349, Orange County Registry.
9. Special Use Permit recorded in Book RB4381 Page 375, Orange County Registry.
10. Easement, Construction and Maintenance Agreement recorded in Book RB4381 Page 398 and Book RB4381 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 RB4483 Page 95, Orange County Registry.
14. Easement(s) to Orange Water and Sewer Authority recorded in Book RB4562 Page 583, Orange County Registry.
15. Zoning ordinances affecting the property conveyed herein.

