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ST

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,292.00

Parcel Identifier No. 9799-58-0455.014 Verified by B County on the ___ day of ___, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (LAW)

Brief description for the Index: Suite 240 of the Cosgrove Hill Office Condominium

THIS DEED made this 1 day of November, 2022, by and between

GRANTOR	GRANTEE
Windaco Properties LLC, a North Carolina limited liability company	The Porron Holdings, LLC, a North Carolina limited liability company
ADDRESS: 108 Boxwood Place Chapel Hill, NC 27517	ADDRESS: 101 Cosgrove Ave, Suite 220 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 Orange County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6066, Page 308, Orange County Registry.

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

A map showing the above described property is recorded in Plat Book 113, Pages 79-80, Orange County Registry.

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.

submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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: See Exhibit B.

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

WINDACO PROPERTIES, LLC

By: [Signature]
Name: Pamela Hemminger
Title: owner

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he signed the foregoing document: Pam Hemminger

Pamela [name of person signing in blank]

Witness my hand and Notarial stamp or seal this 31 day of October, 2022.

My Commission Expires: 9/27/2025

(Affix Seal)

[Signature]
Jenna E. Spain Notary Public
Notary's Printed or Typed Name

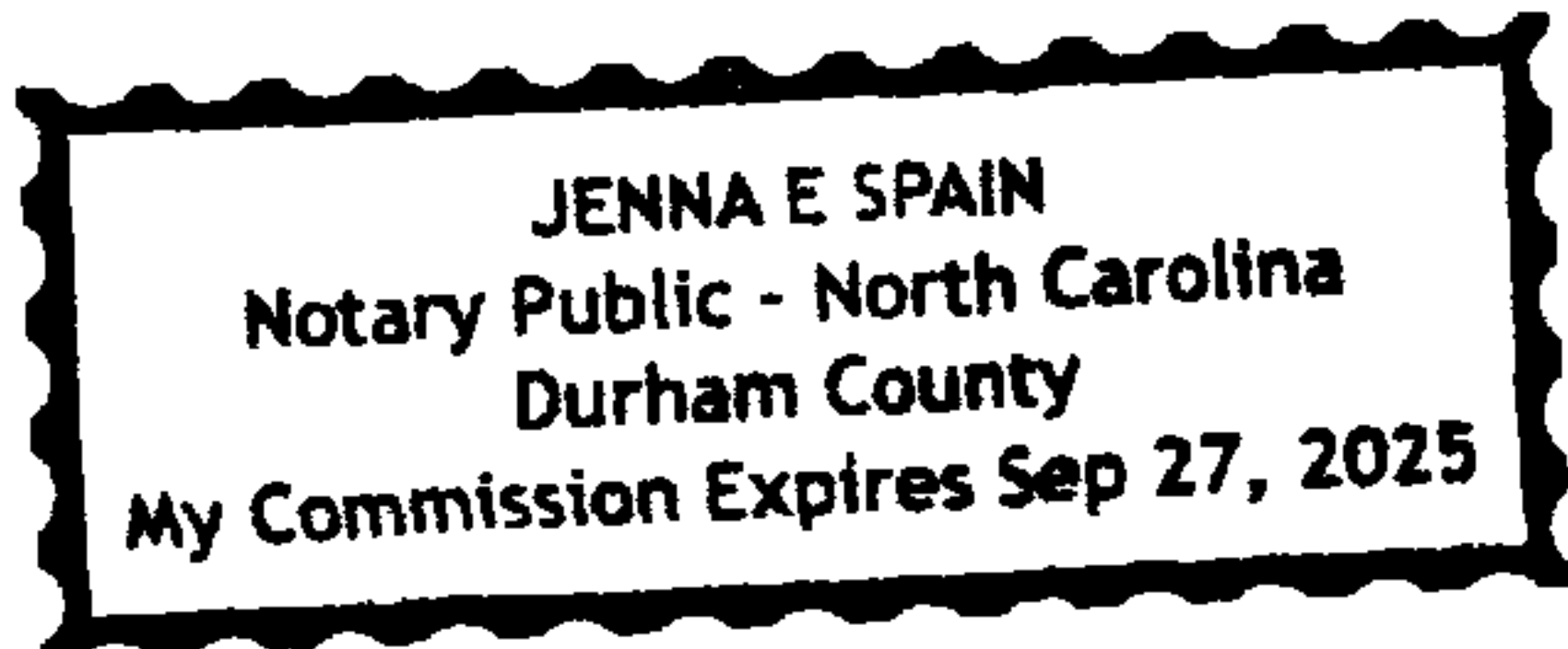


Exhibit A: Legal Description

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 240 of the Cosgrove Hill Office Condominium shown on the Plats and Plans, Orange County Registry, together with the Common Elements Interest appurtenant to Unit 240 as designated in Exhibit B of the Declaration.

EXHIBIT B

All documents recorded in the Orange County Registry unless otherwise noted.

1. Ad valorem taxes for 2023, and subsequent years;
2. Zoning ordinances affecting the property;
3. Restrictions appearing of record in Book 5130, Page 83; Book 5545, Page 146; Book 5730, Page 120; Book 5773, Page 2; Book 5844, Page 62; and Book 5933, Page 270;
4. Matters shown on plats recorded in Plat Book 108, Pages 68-71; Plat Book 111, Pages 7-8; Plat Book 112, Pages 25-26; Plat Book 112, Pages 135-136; Plat Book 113, Pages 79-80; Plat Book 102, Pages 149-150; Plat Book 68, Page 233 and Plat Book 20, Page 199.
5. Shared Parking and Entry Maintenance Agreement recorded in Book 5189, Page 392;
6. Reserved Stormwater Facility Easement and Maintenance Agreements recorded in Book 4762, Page 248 and Book 4752, Page 349.
7. Easement, Construction and Maintenance Agreements recorded in Book 4381, Page 398 and Book 4381, Page 417.
8. Easements, conditions and rights reserved in deed recorded in Book 134, Page 306.
9. Special Use Permit recorded in Book 4381, Page 375.
10. Easements to Duke Power Company recorded in Book 134, Page 259 and Book 239, Page 1792.
11. Easement(s) to Durham Public Service Company recorded in Book 107, Page 245.
12. Easement(s) to Duke Energy Carolinas, LLC recorded in Book 4483, Page 95.
13. Easement(s) to Orange Water and Sewer Authority recorded in Book 4562, Page 583.