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20141121000212870 DEED  
Bk:RB5873 Pg:342  
11/21/2014 01:55:05 PM 1/4

FILED Deborah B. Brooks  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$2240.00 *DL*

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2240.00

Parcel Identifier No. 9799-46-8987.005 *PC*

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kohn Law, P.L.L.C., 205 W. Millbrook Road, Suite 210, Raleigh, NC 27609

Brief description for the Index: Unit 150, Europa Place Office Condominium

THIS DEED made this 21st day of November, 2014, by and between

**GRANTOR**  
**Arcadia OC, LLC, a North Carolina limited liability company**  
7111 North Hill Drive  
Chapel Hill, NC 27514

**GRANTEE**  
**Robert J. Roth, Trustee of the Robert J. Roth Revocable Trust dated November 30, 1988**  
Mailing Address: 11512 Midlavian Drive  
Raleigh, NC 27614  
Property Address: 101 Europa Dr., Ste. 150  
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 the Town of Chapel Hill, Chapel Hill Township, 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 5282, Page 210, Orange County Registry.

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



A map showing the above described property is recorded in Plat Book 109, Page 115 and Plat Book 104, Pages 83-85, 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.

And the Grantor covenants with the 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:

**See attached Exhibit "B"**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of Its Board of Directors, the day and year first above written.

Arcadia OC, LLC  
(Corporate Name)

By: Webb C. Howell, III  
Webb C. Howell, III, Manager

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Webb C. Howell, III, whose identity has been proven by satisfactory evidence, said evidence being:

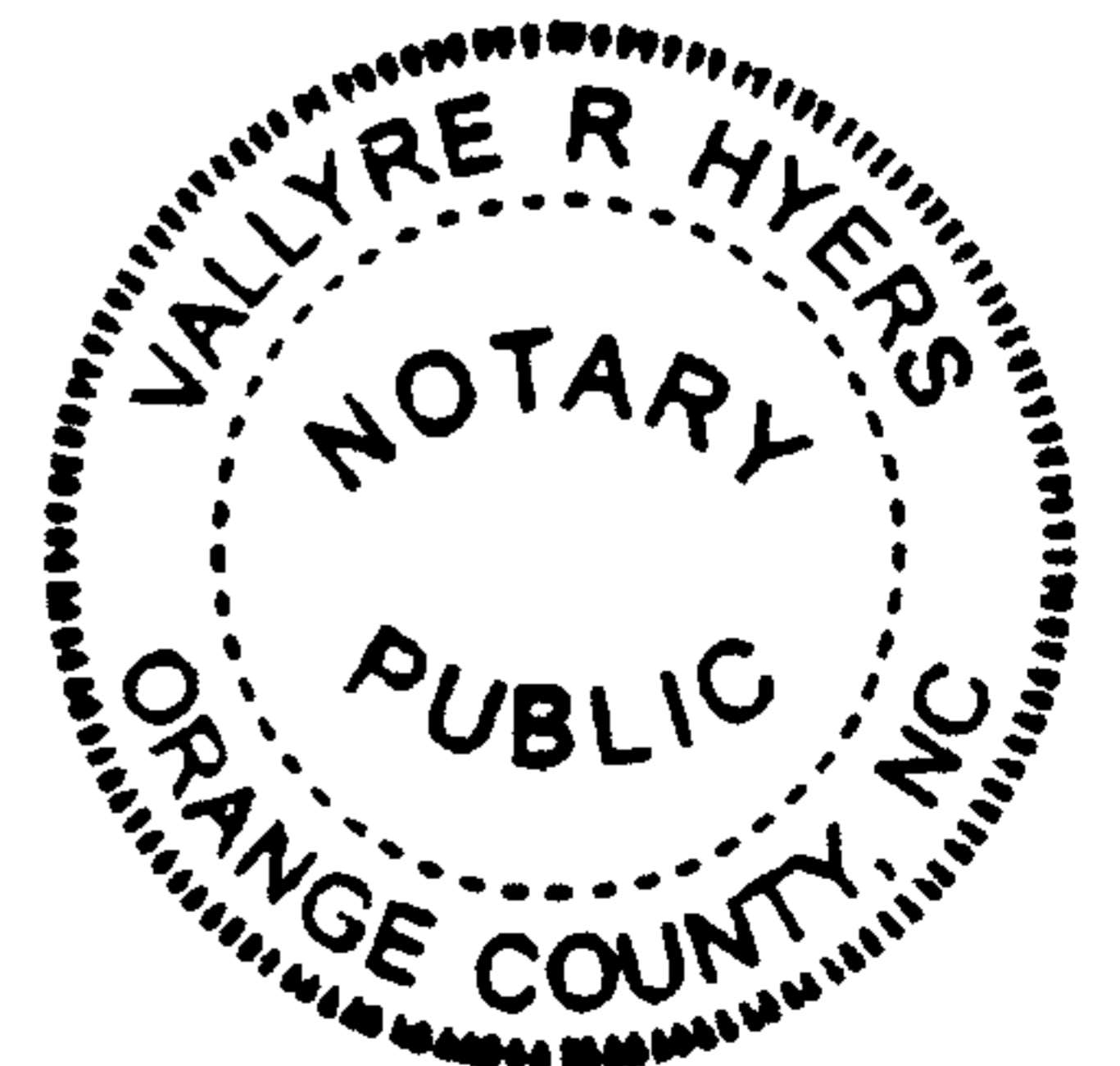
- I have personal knowledge of the identity of the principal(s);
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a \_\_\_\_\_;
- A credible witness has sworn to the identity of the principal(s); personally came before me this day and acknowledged that they each voluntarily executed the foregoing instrument for the purposes stated therein and in the capacity indicated.

Witness my hand and seal, this the 19<sup>th</sup> day of November, 2014.

Vallyre R Hyers  
Notary Public  
Print Name: Vallyre R Hyers  
My Commission Expires: 11/22/16

[AFFIX NOTARY SEAL BELOW - NOTE THAT SEAL MUST BE FULLY LEGIBLE]

(Official Seal)





**EXHIBIT "A"**

**Legal Description**

First: BEING all of Unit 150 of the Europa Place Office Condominium as shown on the Plat(s) and Plan(s) of Europa Place Office Condominium as recorded on September 17, 2008 in Plat Book 104, Pages 83 through 85 and Plat Book 109, Page 115, in the Orange County Registry (including but not limited to any Limited Common Elements appurtenant to such Unit) (hereinafter referred to as "Unit 150");

Second: That certain **12.71%** undivided interest being appurtenant to the above described Unit 150 in the Common Elements of the said Europa Place Office Condominium, including the Building on the Land, said Common Elements and Building being described in the Declaration as recorded in Book 4603, Page 528, Orange County Registry, as amended by that First Amendment to Declaration recorded in Book 5275, Page 511, Orange County Registry, and as amended by that Second Amendment in Book 5454, Page 237, Orange County Registry, and on the Plat(s) and Plan(s), subject however to the rights of the Declarant or its successor reserved in the Declaration, including but not limited to the Special Declarant Rights set forth and reserved in said Declaration aforesaid mentioned; together with a right of ingress to and egress from Unit 150 and the right to use, for all purposes, in common with any and all other Owners and occupants from time to time, any and all portions of the Europa Place Office Condominium, designated by the Declaration as aforesaid mentioned or the Plat(s) and Plan(s) as "Common Elements";

(The above described Unit 150, and the appurtenant Common Elements being collectively referred to as the "Property").

Grantee, by accepting this deed, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the Declaration, the Articles of Incorporation of Europa Place Office Condominium Association, Inc. and the Bylaws made thereunder, including, but not limited to, the obligations to make payment of assessments for the maintenance and operations of the condominium which may be levied against each unit.



**EXHIBIT "B"**

**Exceptions to Title**

1. Taxes for the year 2014, and subsequent years, due and payable but not delinquent.
2. Declaration of Condominium for Europa Place Office Condominium as recorded in Book 4603, Page 528, Orange County Registry, as amended by that First Amendment recorded in Book 5275, Page 511, Orange County Registry, and as amended by that Second Amendment in Book 5454, Page 237, Orange County Registry.
3. Condominium Plats and Plans recorded in Plat Book 104, Pages 83 through 85, and Plat Book 109, Page 115, Orange County Registry.
4. Sewer Easement as set forth in Deed recorded in Book 327, Pages 459 and 461, Orange County Registry.
5. Special Use Permits recorded in Book 3738, Page 361 and Book 3741, Page 58, Orange County Registry.
6. Shared Parking in Reciprocal Access Easement Agreement recorded in Book 4279, Page 27, Orange County Registry.
7. Deed of Easement as recorded in Book 4599, Page 288, Orange County Registry.
8. Subject to matters as shown on map as recorded in Plat Book 102, Page 3, Orange County Registry.