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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,650.00
Parcel Identifier No. 9799-15-1409.001 Verified by MB County on the ___ day of ___, 20__
By: _____

Mail/Box to: _____

This instrument was prepared by: Charles Gordon Brown, Brown & Bunch, PLLC, 101 N. Columbia Street, Suite 100, Chapel Hill, NC 27514

Brief description for the Index: Unit 104A, Elliott Road Office Condominium

THIS DEED made this 22nd day of November, 2021, by and between

GRANTOR	GRANTEE
MIMI, L.L.C., a North Carolina limited liability company c/o 97621 Franklin Ridge Chapel Hill, NC 27517	Ariana, S.M. Properties, LLC a North Carolina limited liability company 118 Castle Garden Street Cary, NC 27513-1674

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 condominium unit situated in the Town of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

BEING known and designated as Unit 104A, Elliott Road Office Condominium, as shown on plat and plans thereof recorded in Plat Book 81, page 155 et seq. in the Office of the Register of Deeds of Orange County, North Carolina, said unit being described and defined in the "DECLARATION OF ELLIOTT ROAD OFFICE CONDOMINIUM" issued by Grantor and recorded in the Office of the Register of Deeds of Orange County in Book 1803, page 1 et

seq., as amended by that certain Amendment to Declaration of Elliott Road Office Condominium recorded August 5, 2016 in Book 6168, Page 466, Orange County Registry (collectively, the "Declaration"), together with an 41.4% undivided interest in and to the Common Areas and Elements appurtenant thereto as more particularly described in the Declaration, and together with and subject to all other rights, duties and liabilities contained in the Declaration including, but not limited to, all rights conveyed pursuant to that certain Deed of Easement recorded October 20, 1998 in Book 1813, Page 53, Orange County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1806 page 385. See also conveyances recorded at Book 1813, Page 53 and Book 6168, Page 466.

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 81 at Page 155 and Plat Book 82 at Page 8.

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 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:

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

MIMI, L.L.C. (SEAL)
By: Roger D. Jennings
Roger D. Jennings, Manager
By: Dorothy D. Jennings
Dorothy D. Jennings, Manager

State of North Carolina - County of Orange
I, the undersigned Notary Public of the County or City of Alamance and State aforesaid, certify that Roger D. Jennings and Dorothy D. Jennings personally came before me this day and acknowledged that each is a Manager of MIMI, LLC, a North Carolina limited liability company and that by authority duly given each and as the act of such entity, each signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 22nd day of November, 2021.

My Commission Expires: 1/3/2022
(Affix Seal)

Cynthia B. Foust
Cynthia B. Foust Notary Public
Notary's Printed or Typed Name

00687\16\M\003Special Warranty Deed

