

Prepared by: Thomas A. Earls, Attorney at Law  
(WITHOUT TITLE EXAMINATION OR TAX ADVICE)  
After recording mail to GRANTEE

Revenue Stamps: \$ 900.00  
Tax I.D. Nos: 0141426 & 0141430

**STATE OF NORTH CAROLINA  
COUNTY OF WAKE**

**WARRANTY DEED**

THIS DEED, made this 4 day of Aug, 2022, from **EMRA PROPERTIES, LLC**, a North Carolina limited liability company ("Grantor"), to **KILMAYNE DRIVE, LLC**, a North Carolina limited liability company ("Grantee"), having an address at 1259 Magnolia Row Trail, Apex, North Carolina 27502.

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, those certain two commercial condominium units situated in the Town of Cary, Wake County, North Carolina and more particularly described on attached **EXHIBIT "A"**.

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

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.

The property described herein was acquired by Grantor by Warranty Deeds recorded in Book 8815, Page 0553 and Book 8815, Page 0557, Wake County Registry.

The property described herein is not the primary residence of Grantor.

Title to the property hereinabove described is subject to the Declaration of Unit Ownership recorded in Book 3407, Page 497, Wake County Registry, and all amendments thereto; all general utility and service easements and rights-of-way of record; and valorem taxes for 2022 and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its company name by its duly authorized Managers, by authority duly given, the day and year first above written.

EMRA PROPERTIES, LLC,  
a North Carolina limited liability company

By: Rafael M. Moreschi, M.P.  
Rafael M. Moreschi, Manager

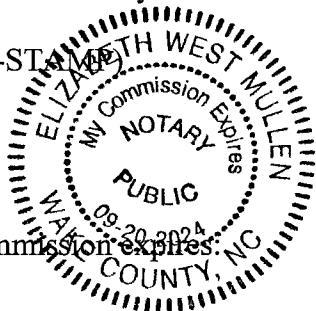
By: Katherine E. Moreschi.  
Katherine E. Moreschi, Manager

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Rafael M. Moreschi and Katherine E. Moreschi, each personally known to me or known to me by their presentation of their North Carolina Driver's Licenses, each personally appeared before me this day and acknowledged that they are the Managers of EMRA PROPERETIES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of said limited liability company, the foregoing instrument was duly and voluntarily executed in its name by them as its Managers.

Witness my hand and official stamp or seal, this the 4 day of August, 2022.

(SEAL-STAMP)



My commission expires:

Elizabeth West Mullen

Notary Public

Printed Name of Notary:

Elizabeth West Mullen

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**UNIT 1**

BEING ALL OF CONDOMINIUM UNIT A, BUILDING (BLOCK) 1, IN THE COURTYARDS OFFICE CONDOMINIUM LOCATED IN THE TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA, AS DESIGNATED AND DESCRIBED IN THE DECLARATION OF UNIT OWNERSHIP UNDER THE PROVISIONS OF CHAPTER 47A OF THE NORTH CAROLINA GENERAL STATUTES (THE "DECLARATION") DATED DECEMBER 28, 1984, RECORDED IN BOOK 3407, PAGE 497, WAKE COUNTY REGISTRY, AS AMENDED BY VARIOUS INSTRUMENTS RECORDED IN THE WAKE COUNTY REGISTRY (SEE CONDOMINIUM PLAN FILE NO. 73, WAKE COUNTY REGISTRY, FOR THE PLANS), TOGETHER WITH A **12.04%** UNDIVIDED INTEREST IN THE COMMON PROPERTY AND FACILITIES DECLARED THEREIN TO BE APPURTENANT TO SAID UNIT. THE LAND UPON WHICH THE BUILDING AND IMPROVEMENTS ARE LOCATED IS SITUATED IN THE TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA AND IS FULLY DESCRIBED IN THE DECLARATION, THE DECLARATION BEING INCORPORATED HEREIN BY THIS REFERENCE. SEE BOOK OF MAPS 1984, PAGE 1421, WAKE COUNTY REGISTRY.

**UNIT 2**

BEING ALL OF CONDOMINIUM UNIT E, BUILDING (BLOCK) 1, IN THE COURTYARDS OFFICE CONDOMINIUM LOCATED IN THE TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA, AS DESIGNATED AND DESCRIBED IN THE DECLARATION OF UNIT OWNERSHIP UNDER THE PROVISIONS OF CHAPTER 47A OF THE NORTH CAROLINA GENERAL STATUTES (THE "DECLARATION") DATED DECEMBER 28, 1984, RECORDED IN BOOK 3407, PAGE 497, WAKE COUNTY REGISTRY, AS AMENDED BY VARIOUS INSTRUMENTS RECORDED IN THE WAKE COUNTY REGISTRY (SEE CONDOMINIUM PLAN FILE NO. 73, WAKE COUNTY REGISTRY, FOR THE PLANS), TOGETHER WITH A **1.93%** UNDIVIDED INTEREST IN THE COMMON PROPERTY AND FACILITIES DECLARED THEREIN TO BE APPURTENANT TO SAID UNIT. THE LAND UPON WHICH THE BUILDING AND IMPROVEMENTS ARE LOCATED IS SITUATED IN THE TOWN OF CARY, WAKE COUNTY, NORTH CAROLINA AND IS FULLY DESCRIBED IN THE DECLARATION, THE DECLARATION BEING INCORPORATED HEREIN BY THIS REFERENCE. SEE BOOK OF MAPS 1984, PAGE 1421, WAKE COUNTY REGISTRY.