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20160418000075930 DEED  
Bk:RB6106 Pg:485  
04/18/2016 04:20:56 PM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1914.00 *KM*

Excise Tax \$1,914.00

PIN 9799039324.001 *LKB*

Prepared by Kennon Craver, PLLC  
Return to Grantee

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED is made this 15<sup>th</sup> day of April, 2016, by and between:

GRANTOR: NEWDOMINION BANK (a/k/a NEW DOMINION BANK)  
Address: 1111 Metropolitan Ave., Ste. 500  
Charlotte, NC 28204

GRANTEE: MERITAGE VENTURES, LLC, a North Carolina limited liability company  
Address: 100 Timberhill Place, Ste. 129  
Chapel Hill, NC 27514

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Chapel Hill Township, Orange County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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, except for the following exceptions and covenants and restrictions: ad valorem taxes and assessments for 2016 and subsequent years and exceptions set forth in the title insurance commitment issued by Investors Title Insurance Company through Beacon Title Agency, LLC having commitment number 201601650BTA.

All or a portion of the Property does not include the primary residence of Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

Grantor:

NEWDOMINION BANK

By: Greg Burke  
Name: Greg Burke  
Title: Chief Credit Officer (CCO)

(see attached resolution)

STATE OF North Carolina  
COUNTY OF Union

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Greg Burke.

Date: 4/15/16

Traci E. Lucore  
Notary Public

Print Name: Traci E. Lucore

[Official Seal]

My commission expires: 7/26/2017



EXHIBIT A  
LEGAL DESCRIPTION

BEING ALL of Building 1, Unit 1, PROFESSIONAL VILLAGE CONDOMINIUM, according to Plat Book 54, Page 53, Orange County Registry, and easements appurtenant to said unit, including an undivided interest as tenants in common in and to the Common Elements and Facilities and Limited Common Elements and Facilities, as defined and described in that certain Amendment to Declaration of Condominium, and Bylaws, and Exhibits attached thereto or referred to therein, and recorded in Book 729, Page 450, Orange County Registry, and as further amended in that certain Second Amendment to Declaration of Condominium and Exhibits attached thereto or referred to therein and recorded in Book 744, Page 586, Orange County Registry, and as further amended in that certain Third Amendment to Declaration of Condominium and Exhibits attached thereto or referred to therein and recorded in Book 831, Page 362, Orange County Registry, to which reference is hereby made for a more particular description of same. The description in said Amendment to Declaration of Condominium of the land on which the units are located is hereby made an integral part of this instrument, and is referred to for identification purposes only as required by North Carolina General Statutes Section 47A-14.1. The stated percentage ownership in the Common Elements and Facilities and Limited Common Elements and Facilities is set forth in said Third Amendment to Declaration of Condominium and Exhibits and is incorporated herein by reference.

TOGETHER WITH the right to hold all of those Special Declarant Rights under and pursuant to the Amendment to Declaration of Condominium Establishing Professional Village Condominium recorded in Book 729, at Page 450, in the Orange County Registry (as amended and modified), pursuant to N.C.G.S. 47C-3-104(e)(4), for the sole purpose of transferring said Special Declarant Rights.

PIN 9799039324.001



April 4, 2016

From: NewDominion Bank Board of Directors

Subject: Board Resolution / Authorized Signers for the Bank


*Resolved that the following individuals are authorized signers for the Bank:*

Blaine Jackson, CEO

Greg Burke, CCO

Kelly King, CFO

In WITNESS WHEREOF, I have executed my name as Corporate Secretary and have hereunto affixed the corporate seal of the above named Corporation this 4<sup>th</sup> day of April, 2016.



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Patsy Baker, Corporate Secretary

Date: 4-4-16

