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Submitted electronically by Maitin Law Firm, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 995.00
Parcel Identifier No. 9799131396.008 & .010 Verified by JK County on the ___ day of _____, 20__
By: _____
Mail/Box to: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615
This instrument was prepared by: Maitin Law Firm, PLLC, 8396 Six Forks Rd., Suite 201, Raleigh, NC 27615
Brief description for the Index: UNIT 240 & 260, DBCH Office Park

THIS DEED made this ___ 1st ___ day of December, 2021, by and between

GRANTOR	GRANTEE
F & C Real Estate Group, LLC 132 Carolina Forest Ct. Chapel Hill, NC 27516	R3D Investments, LLC 1320 Legendary Lane Morrisville, NC 27560

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 lot, parcel of land or condominium unit situated in the City of Chapel Hill, _____ Township, Orange County, North Carolina and more particularly described as follows:
See Exhibit "A" attached hereto

Also commonly known as 110 Conner Dr., Stes. 4 & 6, Chapel Hill, NC 27514

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1287 page 448 *.
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 71 page 130-134.
** and Book 2819, Page 280*

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:

Restrictive covenants recorded in Book 1258, Page 522, and Book 4815, Page 289, Orange County Registry. Easements and Restrictions of record.

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

F & C Real Estate Group, LLC (SEAL)

(Entity Name) Print/Type Name: _____

By: Judy T. Mann (SEAL)

Print/Type Name & Title: Judy T. Mann, Member/Manager Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)

Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Orange

I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that Judy T. Mann personally came before me this day and acknowledged that he is the Member/Manager of F & C Real Estate Group, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 1st day of December, 2021.

My Commission Expires: 05/02/2026 (Affix Seal)

Malik Carrington
Malik Carrington Notary Public
Notary's Printed or Typed Name

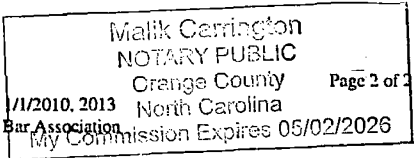


EXHIBIT A
LEGAL DESCRIPTION

Tract One:

Being designated as Unit No. 240 of DBCH Office Park, a Condominium, as shown on the Plats and Plans of DBCH Office Park, a Condominium, recorded in Condominium File 71, Pages 130 through 134 inclusive, in the Orange County, North Carolina Registry.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration of DBCH Office Park, a Condominium, dated May 18, 1994 and recorded in Book 1258, Page 522, Orange County, North Carolina Registry and as further amended from time to time and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration and any amendments thereto.

Subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Units and Unit Owners as more particularly set forth in the Declaration and any amendment thereto.

Tract Two:

Being designated as Unit No. 260 of DBCH Office Park, a Condominium, as shown on the Plats and Plans of DBCH Office Park, a Condominium, recorded in Condominium File 71, Pages 130 through 134 inclusive, in the Orange County, North Carolina Registry.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration of DBCH Office Park, a Condominium, dated May 18, 1994 and recorded in Book 1258, Page 522, Orange County, North Carolina Registry and as further amended from time to time and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration and any amendments thereto.

Subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Units and Unit Owners as more particularly set forth in the Declaration and any amendment thereto.