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BML

20150527000100480 DEED
Bk:RB5956 Pg:450
05/27/2015 12:52:21 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1637.00

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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1637.00
Tax Map No.

Recording Time, Book and Page
Parcel Identifier No9880259857.001

KPC

Instrument Prepared By: The Maitland Law Firm, without benefit of title examination for Grantor.

Mail after recording to: Grantee @ ~~Property Address~~, Or: 101 Sheffield Circle
Chapel Hill, NC 27517

THIS DEED, made this 27 day of May, 2015, by and between

GRANTOR

CS3, LLC, a NC limited liability company

GRANTEE

AMIR REZVANI and SHAHLA REZVANI, a married couple
Property Address: 2909 Dahlgreen Rd.
Raleigh, NC 27615

The designation of 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

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 Orange County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1386, Page 281, Orange County Registry.

THE PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the premises 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 exceptions hereinafter stated. Title to the property herein conveyed is subject to the following exceptions:

- Subject to 2015 ad valorem taxes, and all easements, conditions and restrictions of record, if any

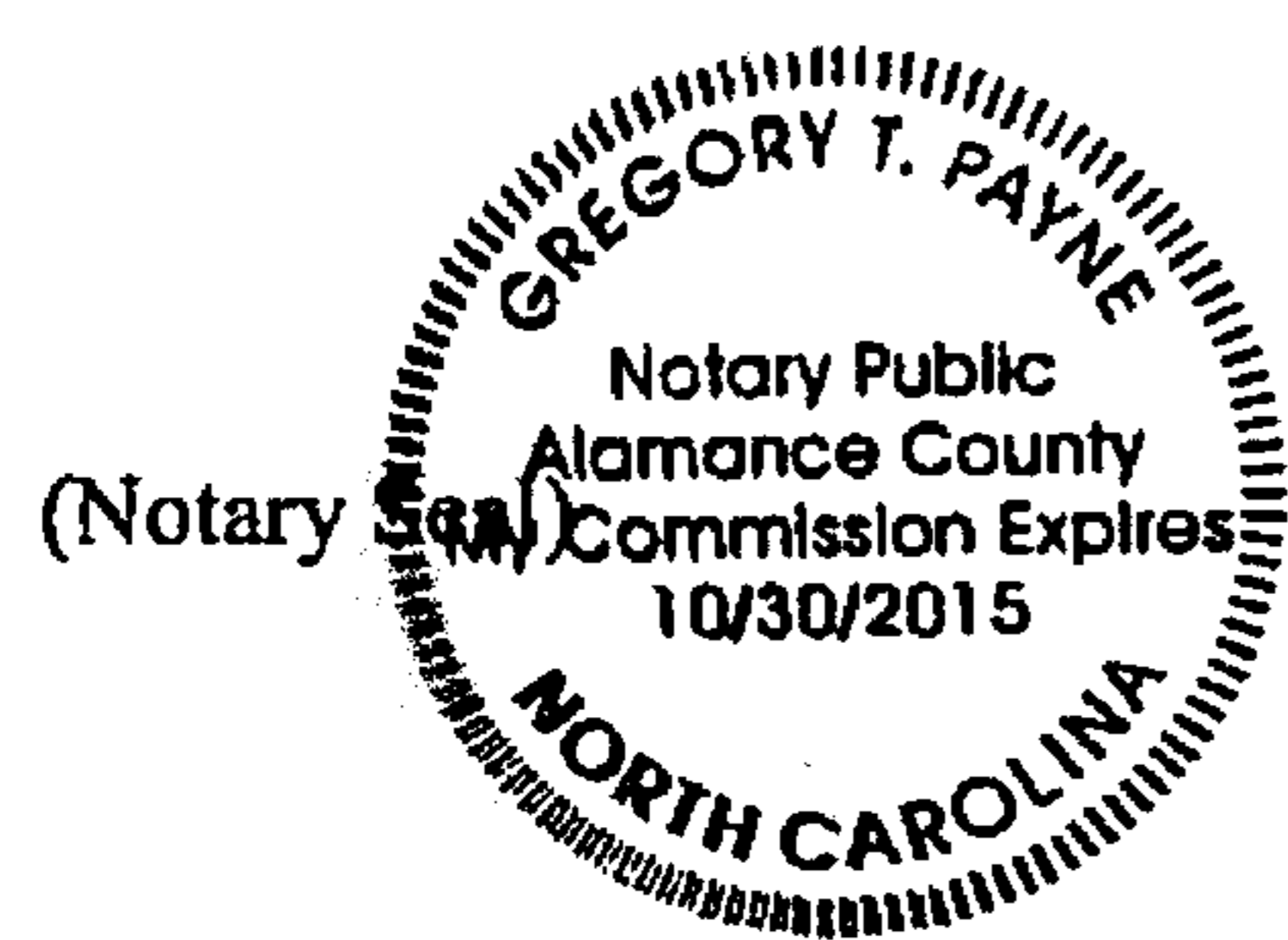
IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

CS3, LLC, a NC limited liability company

J Satter (Seal) _____ (Seal)
 JANE SATTER

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, the undersigned Notary Public of ^{Alamance} ~~the~~ County and State aforesaid, do hereby certify that JANE SATTER, personally appeared before me and acknowledged that she is Member/Manager of CS3, LLC, a NC Limited Liability Company and that by authority duly given and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal this 20th day of May, 2015.



Gregory T. Payne
 Notary Public
 GREGORY T. PAYNE
 Typed/Printed Name of Notary

My commission expires: 10/30/2015



EXHIBIT A

BEING ALL OF THAT CONDOMINIUM UNIT DESIGNATED UNIT 110 BY THAT DECLARATION OF CONDOMINIUM FOR TIMBERHILL EXECUTIVE OFFICE CONDOMINIUMS OF RECORD AT BOOK 1384 PAGE 537, ORANGE COUNTY REGISTRY; TOGETHER WITH ALL RIGHTS, TITLES, INTERESTS, PRIVILEGES AND EASEMENTS APPURTENANT THERETO AS SET FORTH IN THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AT BOOK 1258, AT PAGE 158, ORANGE COUNTY REGISTRY; AND TOGETHER WITH ALL OTHER RIGHTS, TITLES, INTERESTS, PRIVILEGES AND EASEMENTS APPURTENANT THERETO.

DECLARATION OF COVENANTS FOR ENTRANCE WAY FILED JUNE 15, 1994 IN BOOK 1258 PAGE 158.

UTILITY EASEMENTS TO UNC: BOOK 178 PAGE 145, BOOK 136 PAGE 56.

DUKE POWER: BOOK 135 PAGE 316.

MASTER LAND USE PLAN: BOOK 868 PAGE 411

SPECIAL USE PERMIT: BOOK 915 PAGE 466

DECLARATION AND RESERVATION OF EASEMENT: BOOK 1258 PAGE 138

DECLARATION OF RESTRICTIVE COVENANTS: BOOK 1333 PAGE 422

30 FOOT OWASA SEWER EASEMENT, 30-FOOT OWASA EASEMENT, 30 FOOT OWASA FORCE MAIN EASEMENT, 30 FOOT TYPE D BUFFER AND NO ACCESS EASEMENT, ALL AS SHOWN BY PLATS OF SURVEY OF RECORD AT PLAT BOOK 71 PAGES 61 AND 109.

