



20170816000163280 DEED
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08/16/2017 01:39:33 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$680.00

aw

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$680.00

Parcel Identifier No. 9864914814.001 & 9864914814.002 Verified by *JK* County on the ___ day of _____, 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: Units A and B of Granville Centre Condominium – PB 103, Pages 175-176

THIS DEED made this 16 day of August, 2017, by and between

GRANTOR

GRANTEE

C.T. Bennett, LLC,
a North Carolina limited liability company

Stuchiner-Ebert 54, LLC,
a North Carolina limited liability company

ADDRESS: P.O. Box 1118
Carrboro, NC 27510

ADDRESS: 5710 Catskill Ct.
Durham, NC 27713

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 or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2366, Page 38, Orange County Registry.

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 103, Pages 175-176, Orange County Registry.

KC: 361086.1 Submitted electronically by "Kennon Craver, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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 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, other than the following exceptions:

1. 2018 ad valorem taxes and subsequent years;
2. Zoning ordinances affecting the property;
3. Unrecorded Lease to Pizza on the Hill, Inc. (Unit A);
4. Lease to Enterprise Leasing Company – Southeast, LLC, memorialized by that certain Memorandum of Lease recorded in Book 4837, Page 238, Orange County Registry (Unit B);
5. Easements to Duke Power recorded in Book 673, Page 334; Book 863, Page 136; and Book 968, Page 413, Orange County Registry;
6. Matters shown on plats recorded in Plat Book 82, Page 103 and Plat Book 103, Pages 175 and 176, Orange County Registry; and
7. Declaration of Condominium for The Granville Centre Condominiums, Inc. recorded in Book 4522, Page 141, Orange County Registry.

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

C.T. Bennett, LLC (SEAL)

By: [Signature]

Name: Carter Timothy Bennett, Jr.

Title: Mgr / Member

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Carter Timothy Bennett, Jr.

(name of signor in blank)

Witness my hand and Notarial stamp or seal this 1 day of August, 2017.

My Commission Expires: 12-6-21
(Affix Seal)

Kaitlyn Velasquez
Kaitlyn Velasquez Notary Public
Notary's Printed or Typed Name

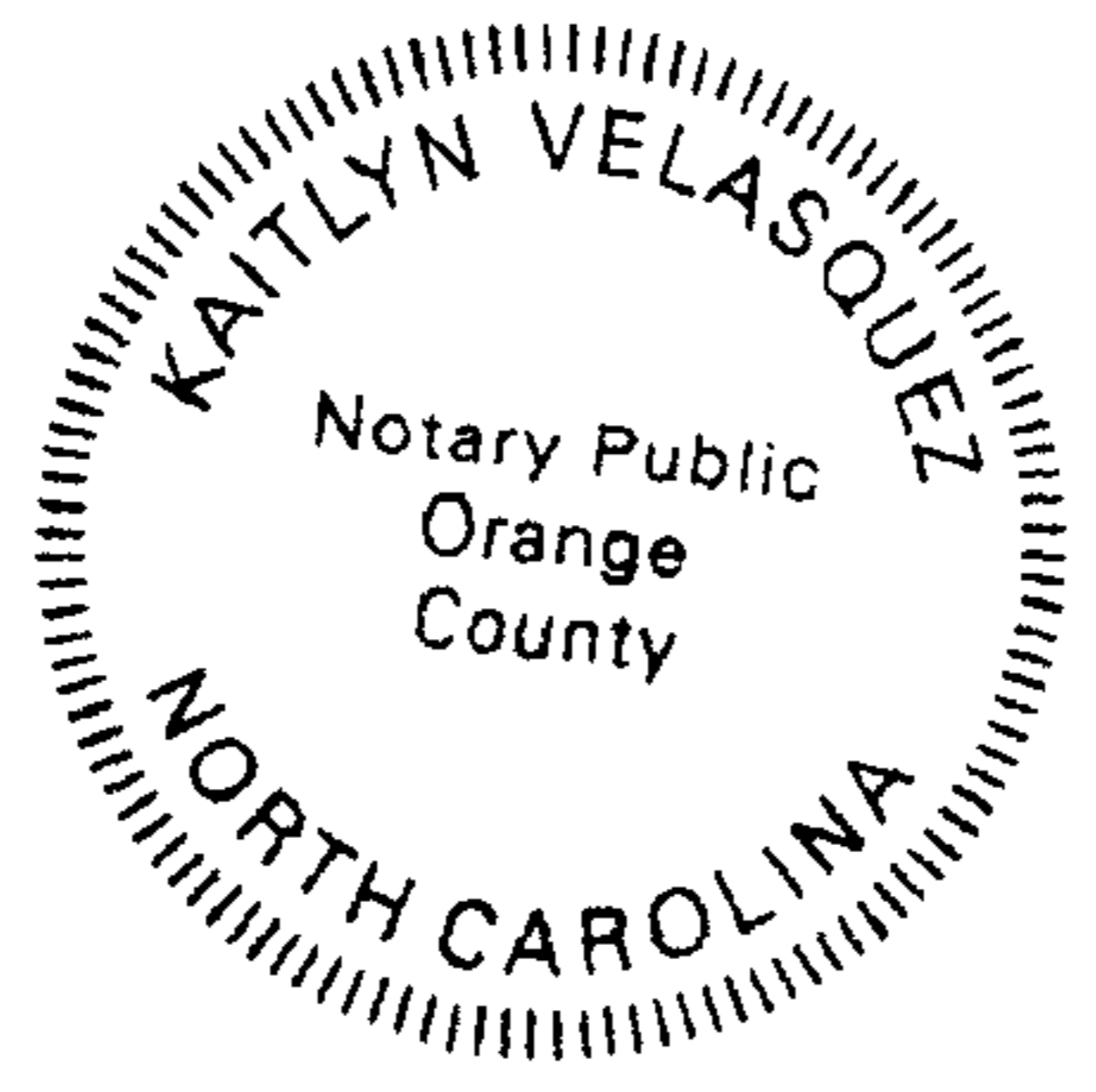


EXHIBIT A

BEING ALL of Units A & B as per plat and survey entitled "Condominium Plat Property of C. T. Bennett, LLC", prepared by Dale D. Faulkner, P.L.S. dated October 15, 2007, now on file in the office of the Orange County Register of Deeds in Plat Book 103, Pages 175 and 176, to which reference is hereby made for a more particular description of same.

Together with all rights and easements appurtenant to said units as specifically enumerated in the Declaration of Condominium for the Granville Centre Condominiums, Inc., recorded in Book 4522, Page 141, Orange County Register of Deeds.

Together with all rights of grantor in and to the limited common elements and facilities appurtenant to said units; and subject to the said Declaration and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 20.86% (Unit A), 18.34% (Unit B) as the common interest appertaining to the above units in the common elements; (2) use and restriction of use of the units for commercial purposes, and other uses reasonably incidental thereto as specified in the Declaration of Condominiums for the Granville Centre Condominiums, Inc.; (3) property rights of grantee as a unit owner, in and to the common elements; (4) obligations and responsibility of the grantee for regular common charges and special assessments and the effect of non-payment thereof as set forth in the Declaration and By-Laws annexed thereto; (5) limitations upon use of common elements; (6) obligations of grantee and the association, referenced in the By-Laws, for maintenance; and (7) restrictions upon use of the unit ownership in real property conveyed hereby.

