

6906
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**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.
(without benefit of title examination)

Excise Tax: \$ *Exempt*

Return to: Grantee

PIN: 9864-91-4814.003
9864-91-4814.004
9864-91-4814.005 *re*

THIS DEED made this 26 day of November, 2019 by and between

GRANTOR

Orange County Alcoholic Beverage Control Board
601 Valley Forge Road, Hillsborough, NC 27278

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

Stuchiner-Mitchell, LLC
A North Carolina Limited Liability Company
5710 Catskill Court, Durham, NC 27713

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

See EXHIBIT A attached hereto and incorporated herein by reference.

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.

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All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4522, Page 334, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, 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:

Subject to 2019 taxes, easements, conditions and restrictions of record, if any.

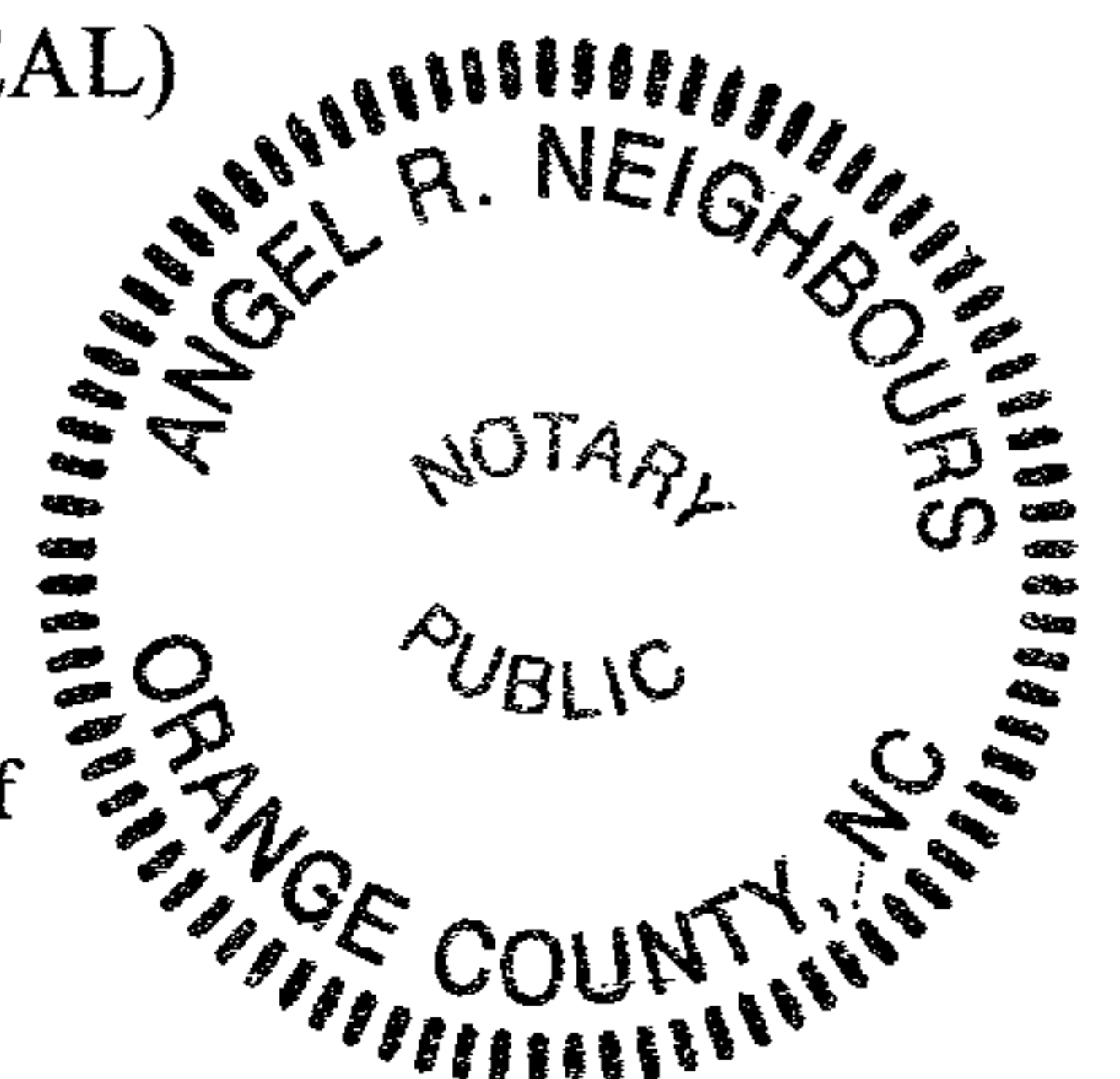
IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

Orange County Alcoholic Beverage Control Board

By: Tony DuBois (SEAL)
Tony DuBois, General Manager

STATE OF North Carolina
COUNTY OF Orange

I, Angel R Neighbours, Notary Public for the County of Orange, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Tony DuBois, General Manager, Grantor.



Witness my hand and official stamp or seal, this the 13th day of November, 2019.

Angel R Neighbours
Notary Public
My Commission Expires: January 20, 2021

cmw/jth

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EXHIBIT "A"

Lying in the City of Hillsborough, Orange County, North Carolina, and being more particularly described as follows:

BEING all of UNITS C, D, and E 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 175-176, 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, of Orange County Register of Deeds.

Together 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) 20.42% (Unit C), 20.64% (Unit D); 19.74% (Unit E) 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 the 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.

PINs: 9864-91-4814.003, 9864-91-4814.004, 9864-91-4814.005

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