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**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$500.00

Parcel Identifier No. 9880-36-2277.006 Verified by LKB County on the \_\_\_ day of \_\_\_\_\_, 2020

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 112 Perkins Drive, Unit 600, Chapel Hill, NC 27514

THIS DEED is made this 29<sup>th</sup> day of July, 2020, by and between

GRANTOR	GRANTEE
112 Perkins, LLC, a North Carolina limited liability company	CH North LLC, a North Carolina limited liability company
	<b>Property Address:</b> <b>112 Perkins Drive</b> <b>Unit 600</b> <b>Chapel Hill, NC 27514</b>

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

**see attached "EXHIBIT A"**

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.

Submitted electronically by "Bagwell Holt Smith-SV"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

112 Perkins, LLC, a North Carolina limited liability company

By: Lori E. McPherson (SEAL)  
Lori E. McPherson, Managing Member

Address: PO Box 550  
Vass, NC 28394

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein \_\_\_ includes X does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

STATE OF NC COUNTY OF Moore

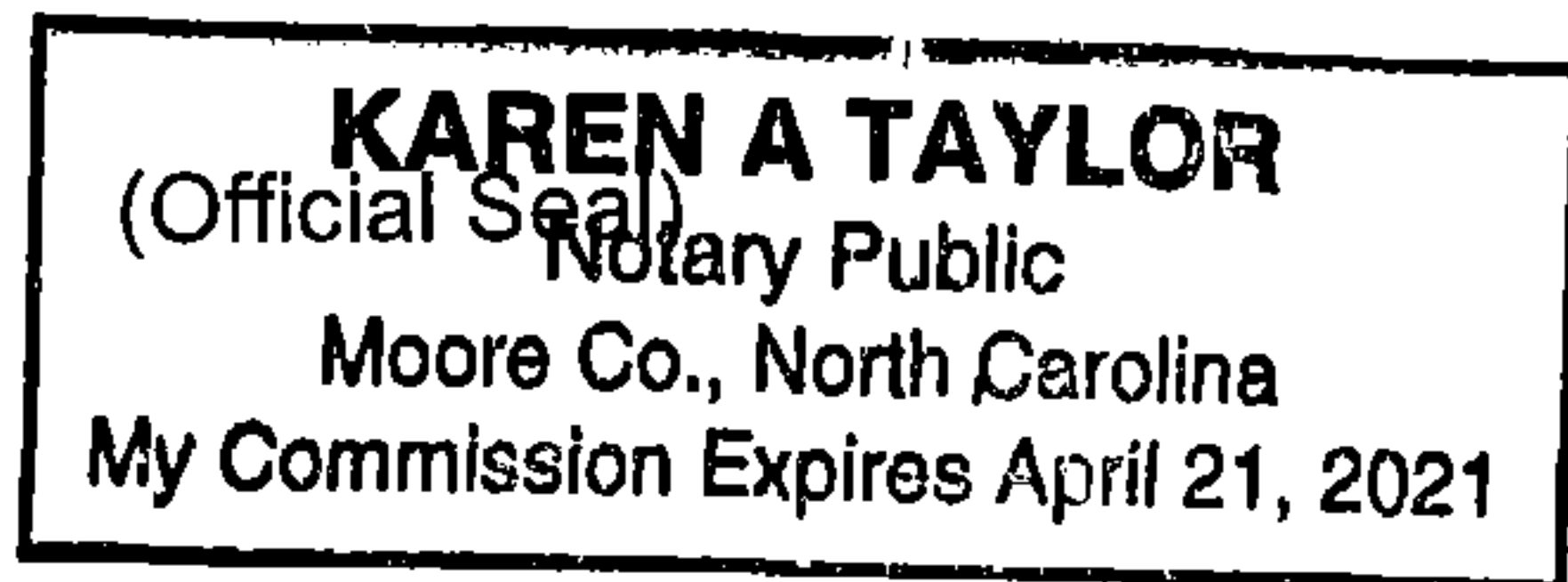
I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated: **Lori E. McPherson, Managing Member of 112 Perkins, LLC, a North Carolina limited liability company**

Date: 7/20/2020

Karen A Taylor

Karen A. Taylor, Notary Public  
Printed Name of Notary Public

My commission expires: 4-21-2021



## "EXHIBIT A"

BEING ALL OF UNIT 600 OF 112 TIMBERLYNE COMMERCE PARK, A CONDOMINIUM, AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF 112 TIMBERLYNE COMMERCE PARK RECORDED IN BOOK 4490 AT PAGE 8, ORANGE COUNTY REGISTRY, NORTH CAROLINA, AS THE SAME MAY BE SUBSEQUENTLY AMENDED IN ACCORDANCE WITH THE TERMS AND CONDITIONS THEREON (HEREINAFTER REFERRED TO AS "DECLARATION OF CONDOMINIUM") AND ON THE PLATS AND PLANS RECORDED IN CONDOMINIUM DRAWER 103, PAGES 126 THROUGH 128 IN THE ORANGE COUNTY REGISTRY, NORTH CAROLINA; TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANCE TO SUCH UNITS, INCLUDING WITHOUT LIMITATION THE PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS APPURTENANCE TO SUCH UNITS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.