

EP
aw



20170918000186110 DEED
Bk:RB6366 Pg:1
09/18/2017 08:58:09 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$1410.00

aw

**NORTH CAROLINA
CONDOMINIUM WARRANTY DEED**

Excise Tax: \$1410.00

Prepared by: Beemer, Hadler & Willett, P.A.

Return to: Grantee

Parcel ID Numbers: 9880-36-2277.003
9880-36-2277.004
9880-36-2277.005

OB

THIS DEED made this 11th day of September, 2017 by and between

GRANTOR

C.A.I. Group VII, LLC
312 Cloister Court
Chapel Hill NC 27514

If checked, the property includes the primary residence of at least one of the Grantors.

GRANTEE

INSIGHTFUL PROPERTIES, L.L.C.
1604 Claymore Road, Chapel Hill, NC 27516

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, that property in the County of Orange, State of North Carolina, comprising a portion of the condominium known as 112 Timberlyne Commerce Park, having been established by that certain Declaration of 112 Timberlyne Commerce Park recorded March 23, 2008, in Deed Book 4490, at Page 8, (hereinafter referred to as the "Declaration"), as

submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



amended, Orange County Registry, and those certain Plats and Plans for 112 Timberlyne Commerce Park recorded in Plat Book 103, Pages 126-128, Orange County Registry, and more particularly described in **EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4575, Page 471, Orange County Registry.

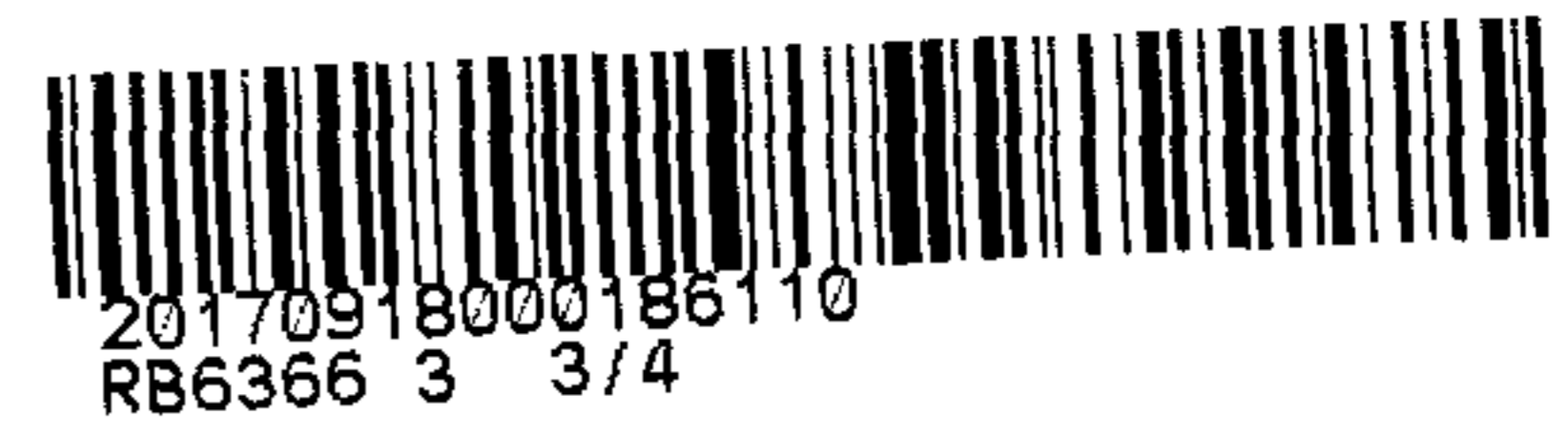
A map showing the above described property is recorded in Plat Book 103, Pages 126-128, Orange County Registry, and referenced within this instrument.

Title to the property hereinabove described is subject to the following exceptions:

- This conveyance is subject to 2017 ad valorem real property taxes;
- Easements and rights of way of record, the reservations, restrictions on use and all covenants, conditions and obligations set forth in the Declaration, and in the Articles of Incorporation of 112 Timberlyne Commerce Park, which Articles of Incorporation are recorded with the North Carolina Secretary of State office, Each and all of such easements, rights-of-way, reservations, restrictions on use, and covenants, conditions, and obligations, are incorporated in this Deed by reference, and shall constitute covenants running with the Property inclusive of the Land, equitable servitudes and liens to the extent set forth in said documents as provided by law;
- Grantee, their heirs and assigns, by accepting this deed, hereby expressly assumes and agrees to be bound by and comply with all the covenants, terms, provisions and conditions set forth in this Deed, the Declaration, the Articles of Incorporation, including, but not limited to, the obligation to make payment of assessments as called for and described in the Declaration which may be levied against the Property and Grantee's interest in the Common Elements.

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.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANT with Grantee, their heirs and assigns, that Grantor is seized of said premises in fee; has the right to convey the same in fee simple; that said premises are free from encumbrances except as stated therein, if any; and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whatsoever, subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements contained in the aforesaid Declaration, and any amendments thereto and subject to restrictions, easements and rights-of-way of record and real property taxes for the current year.



IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

C.A.I. Group VII, LLC

By: *Christopher R. Howlett* (SEAL)
Christopher R. Howlett, Manager

STATE OF North Carolina

COUNTY OF Wake

I, Connie Spurgeon, Notary Public for the County of Wake, 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: Christopher R. Howlett, Manager of C.A.I. Group VII, LLC, a North Carolina limited liability company.

Witness my hand and official stamp or seal, this the 11 day of September, 2017.

Connie Spurgeon

Notary Public
My Commission Expires:

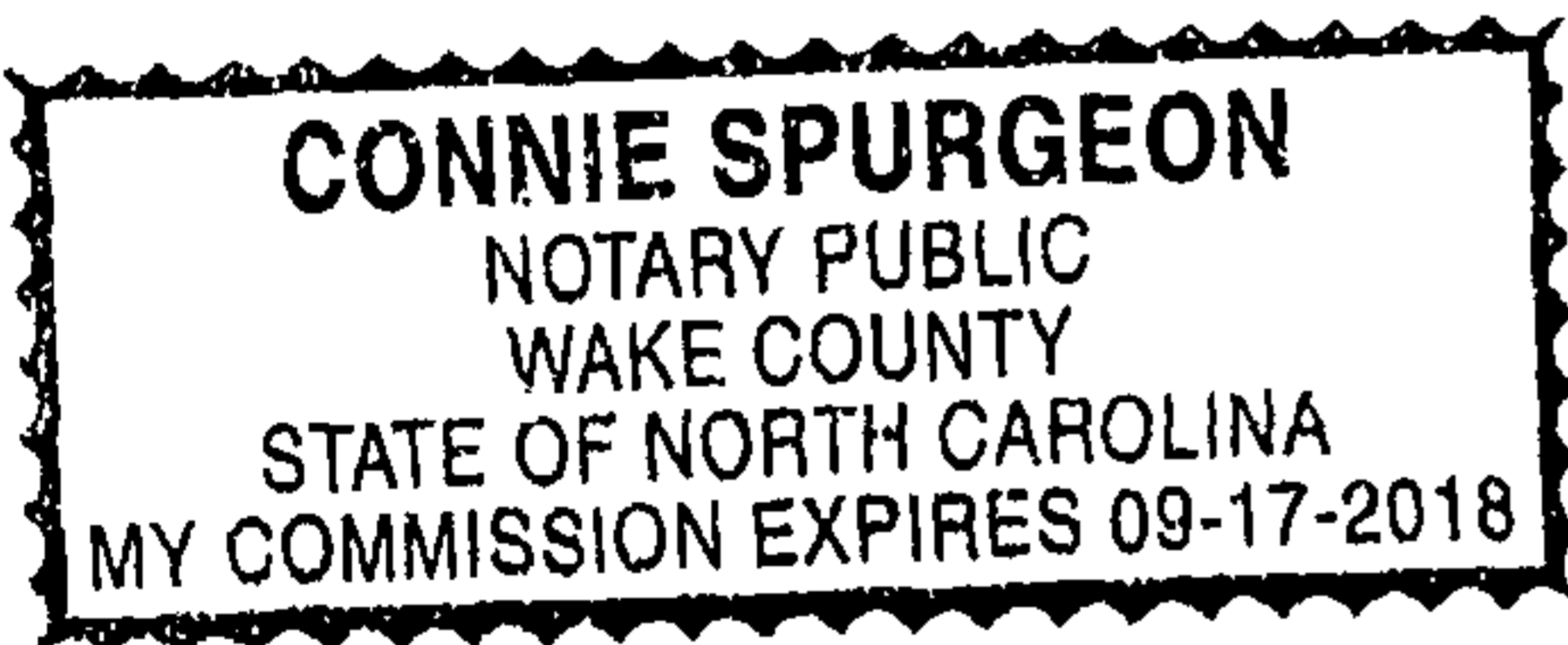




EXHIBIT "A"

Being that property in the County of Orange, State of North Carolina, comprising a portion of the condominium known as 112 Timberlyne Commerce Park, said condominium having been established by that certain Declaration of 112 Timberlyne Commerce Park recorded in Book 4490, Page 8, Orange County, North Carolina Registry, on March 28, 2008, (hereinafter the "Declaration") and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Units 300, 400 and 500 of 112 Timberlyne Commerce Park, a condominium, as shown on plats and plans of 112 Timberlyne Commerce Park, a Condominium, recorded in Plat Book 103, Pages 126-128, Orange County Registry.

This conveyance is subject to the Declaration, as may be amended.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration as 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.

PINs: 9880-36-2277.003, 9880-36-2277.004, 9880-36-2277.005