

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 1600.00

Parcel Identifier: 0486804 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas R. Holt, Attorney at Law (without benefit of title examination)

Brief description for the Index: Unit 101, 150 Wellesley Condominium

THIS DEED made effective as of the 8 day of June, 2022, by and between

GRANTOR	GRANTEE
TINTON, LLC, a North Carolina limited liability company	EDIFICE COMPLEX, LLC, a North Carolina limited liability company
<u>Mailing address:</u> 16122 Morehead Chapel Hill, NC 27517	<u>Mailing address:</u> 6200 Creedmoor Rd., Ste. 170-364 Raleigh, NC 27612

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16313, Page 1441, Wake County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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 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:

Ad valorem taxes for 2022 and subsequent years, utility easements, unviolated restrictive covenants that do not materially affect the value of the Property; and matters as shown on recorded plats.

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

TINTON, LLC,
a North Carolina limited liability company

By: 
Christopher Howlett, Manager


STATE OF NC

COUNTY OF ORANGE

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Christopher Howlett, Manager of Tinton, LLC

Date: June 8, 2022

(Affix Official Seal below)


Official Signature of Notary Public

Print Name: Thomas R. Holt

My commission expires: 10-06-2025

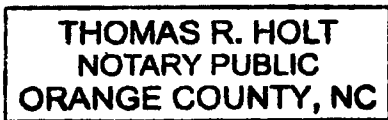


EXHIBIT A

BEING all of Unit 101, of 150 WELLESLEY CONDOMINIUM, as described in the Declaration of 150 Wellesley Condominium recorded in Book 18598, Page 1847, Wake County Registry (the "Declaration"), and on the plats and plans of 150 Wellesley Condominium recorded in Book of Maps CM2021, Pages 70 through 83, Wake County Registry, TOGETHER WITH (i) and undivided interest in the Common Elements of 150 Wellesley Condominium as more particularly set forth in the Declaration, and (ii) the Limited Common Elements appurtenant to such Unit as more particularly described in the Declaration.