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BK 6742 PG 1997 - 1999 (3) DOC# 30056038  
This Document eRecorded: 08/31/2021 04:05:29 PM  
Fee: \$26.00 Tax: \$1,280.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by MOLLY KEMPA

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 1280.00

Parcel ID Numbers: 9799032207.029 & 9799032207.014   m  

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

This instrument was prepared by: **Bagwell Holt Smith P.A. (without title examination)**

Grantee's address (return to): 7448 Haywood Oaks Dr., Raleigh, NC  
27613

THIS DEED is made this 27<sup>th</sup> day of August, 2021, by and between

GRANTOR	GRANTEE
<p><b>Luening Properties, LLC,</b> a North Carolina limited liability company</p> <p>3000 Galloway Ridge, Apt. K311 Pittsboro, NC 27312</p>	<p><b>Cooler &amp; Fulley Holdings III, LLC,</b> a North Carolina limited liability company</p> <p><u>7448 Haywood Oaks Dr.</u> <u>Raleigh, NC 27613</u></p>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in the **Chapel Hill Township, Orange County, North Carolina**, and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the Property does not include the primary residence of a grantor.

Submitted electronically by Adams, Howell, Sizemore & Adams, 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.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, together with any and all improvements, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, in fee simple.

Grantor covenants with 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 limitations, covenants, easements, conditions and restrictions:

1. Taxes and assessments for the year 2021, a lien now due and payable, and subsequent years, a lien not yet due and payable.
2. All matters shown on plats entitled The Center Condominium, recorded in Plat Book 52, Pages 11 through 21, in the Office of the Register of Deeds of Orange County, North Carolina, and also shown in Plat Book 71, Page 53, Orange County Registry.
3. Easements, restrictive covenants, and other matters of record.

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

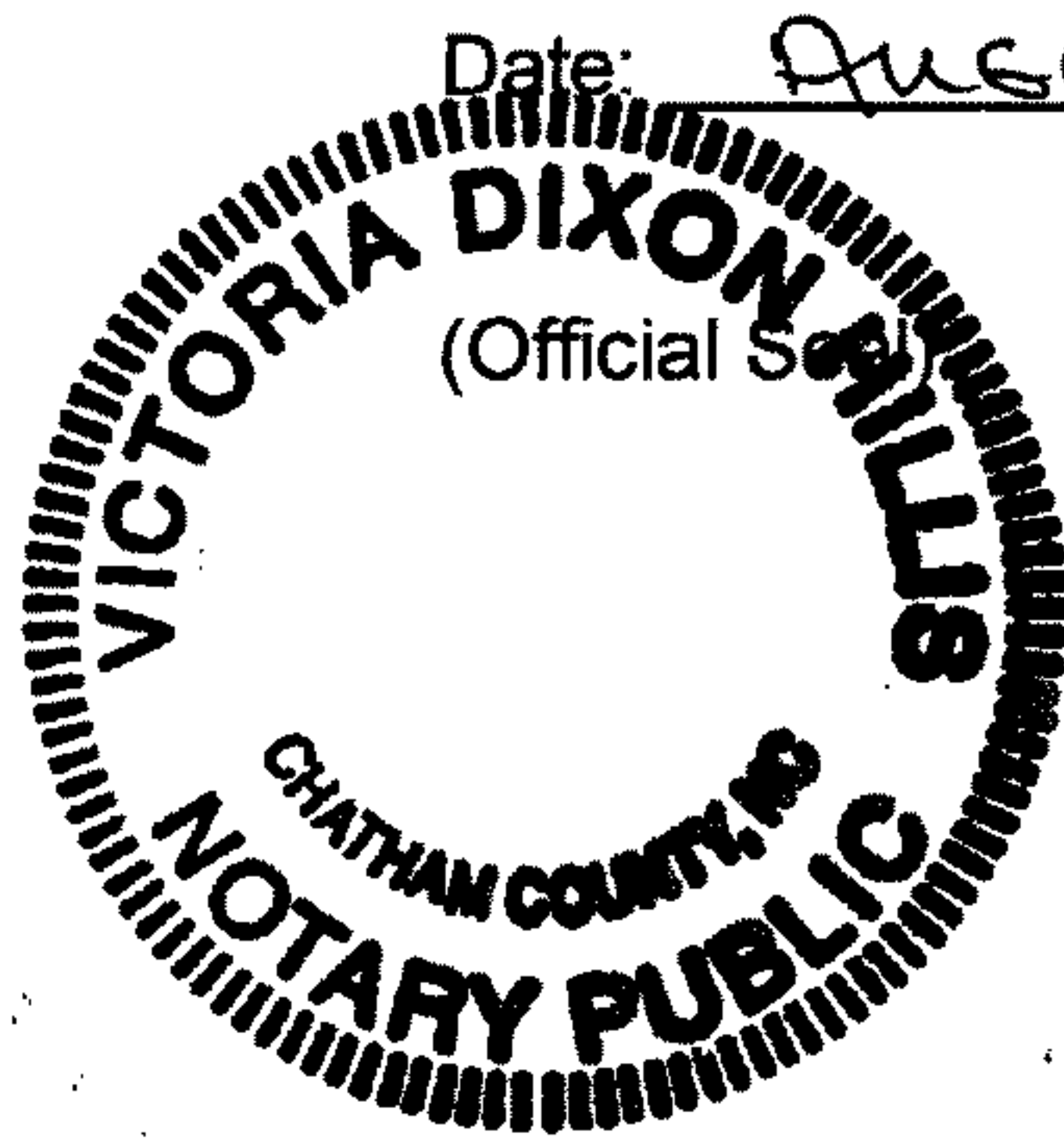
**Luening Properties, LLC,**  
a North Carolina limited liability company

By: *Doris A. Luening*  
 Print Name: DORIS A. LUENING  
 Title: MANAGER

STATE OF NORTH CAROLINA  
 COUNTY OF CHATHAM

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document on behalf of **Luening Properties, LLC**, a North Carolina limited liability company: DORIS A. LUENING [INSERT NAME]

*[Signature]*  
 Official Signature of Notary Public  
VICTORIA DIXON HILLIS  
 Notary's Printed or Typed Name, Notary Public  
 My commission expires: MAY 5, 2022



## EXHIBIT A

## PARCEL 1:

BEING known and designated as Unit No. 205, Building A, as shown on plat or plats entitled The Center Condominiums, recorded in Plat Book 52, Pages 11 through 21, in the Office of the Register of Deeds of Orange County, North Carolina, and also shown in Plat Book 71, Page 93 Orange County Registry, said Unit being described and defined in the "DECLARATION OF CONDOMINIUM" issued by Grantor and recorded in the Office of the Register of Deeds of Orange County, in Book 773, Page 573, et. seq., ("The Declaration"), as amended by the First Amendment to the Declaration of Condominium recorded in Book 776, Page 536, Orange County Registry, and Second Amendment to Declaration of Condominium recorded in Book 817, Page 378, Orange County Registry, Third Amendment to Declaration of Condominium recorded in Book 949, Page 18, Orange County Registry, Fourth Amendment to Declaration of Condominium, recorded in Book 1044, Page 380, Orange County Registry, Fifth Amendment to Declaration of Condominium, recorded in Book 1103, Page 352, Orange County Registry, Sixth Amendment to Declaration of Condominium, recorded in Book 1149, Page 219, Orange County Registry, Seventh Amendment to Declaration of Condominium, recorded in Book 1149, Page 467, Orange County Registry, Eighth Amendment to Declaration of Condominium, recorded in Book 1226, Page 388, Orange County Registry, Ninth Amendment to Declaration of Condominium, recorded in Book 1226, Page 397, Orange County Registry, and Tenth Amendment to Declaration of Condominium, recorded in Book 1253, Page 199, Orange County Registry, as further amended.

PIN: 9799-03-2207.029

TM: 7.47.A.2U

## PARCEL 2:

BEING known and designated as Unit No. 200, Building A, as shown on plat or plats entitled The Center Condominiums, recorded in Plat Book 52, Pages 11 through 21, in the Office of the Register of Deeds of Orange County, North Carolina, and also shown in Plat Book 71, Page 93, Orange County Registry, said Unit being described and defined in the "DECLARATION OF CONDOMINIUM" issued by Grantor and recorded in the Office of the Register of Deeds of Orange County, in Book 773, Page 573, et. seq., ("The Declaration"), as amended by the First Amendment to the Declaration of Condominium recorded in Book 776, Page 536, Orange County Registry, and Second Amendment to Declaration of Condominium recorded in Book 817, Page 378, Orange County Registry, Third Amendment to Declaration of Condominium recorded in Book 949, Page 18, Orange County Registry, Fourth Amendment to Declaration of Condominium, recorded in Book 1044, Page 380, Orange County Registry, Fifth Amendment to Declaration of Condominium, recorded in Book 1103, Page 352, Orange County Registry, Sixth Amendment to Declaration of Condominium, recorded in Book 1149, Page 219, Orange County Registry, Seventh Amendment to Declaration of Condominium, recorded in Book 1149, Page 467, Orange County Registry, Eight Amendment to Declaration of Condominium, recorded in Book 1226, Page 389, Orange County Registry, Ninth Amendment to Declaration of Condominium, recorded in Book 1226, Page 397, Orange County Registry, and Tenth Amendment to Declaration of Condominium, recorded in Book 1253, Page 199, Orange County Registry, as further amended.

PIN: 9799-03-2207.014

TM: 7.47.A.2K