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This instrument prepared by: Zoe A. Hansen Burnet, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

RETURN TO: Warren, Shackleford & Thomas, P.L.L.C.

PREPARED BY and RETURN TO: Warren, Shackleford & Thomas, P.L.L.C.  
343 S. White Street, Wake Forest, NC 27587

TAX IDENTIFICATION #: 9799-04-5771.007 DB REVENUE STAMPS \$ 450.00

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## NORTH CAROLINA GENERAL WARRANTY DEED

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This deed made this 17th day of February, 2021 by and between:

GRANTOR: **WP REAL ESTATE INVESTMENTS, LLC**  
625 Greenwood Road, Chapel Hill, NC 27514

GRANTEE: **EAST FRANKLIN PROPERTIES, LLC**  
1525 E. Franklin Street, Ste. 5A, Chapel Hill, NC 27514

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF \_\_\_\_\_, COUNTY OF ORANGE

**BEING all of Unit 5A of the East Franklin Street Professional Center, a condominium, as shown on Plat Book 75, Page 37 and Plat Book 76, Page 54, Orange County Registry; along with an undivided interest in the common elements allocated to said unit by the Declaration of Protective Covenants, Conditions, and Restrictions recorded in the Orange County Registry in Book 1419, Page 219, as the same have been or may be amended.**

The above property was acquired by Grantor by instrument recorded in Book 6692, Page 1579-1580, Orange County Registry.

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