

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$1,400.00**

Parcel Identifier No. 0462901 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GOLD LAW PA, 309 WEST MILLBROOK ROAD SUITE 171, RALEIGH, NC 27609

This instrument was prepared by: GOLD LAW PA, 309 WEST MILLBROOK ROAD SUITE 171, RALEIGH, NC 27609

Brief description for the Index: _____

THIS DEED made this 14th day of July, 2022, by and between

GRANTOR

GRANTEE

NC Land & Cattle Co., LLC
**160 Macgregor Pine Drive, Suite 109
Cary, NC 27511**

POLARIS ESTATES LLC
160 Macgregor Pines Drive, Suite 310B
Cary, NC 27511
**Mailing Address:
113 Dursley Way
Cary, NC 27519-7555**

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 the City of Cary, _____ Township, Wake County, North Carolina and more particularly described as follows:

160 Macgregor Pines Drive, Suite 310B Cary, NC 27511

Parcel ID: 0462901

SEE ATTACHED EX A

Submitted electronically by "Gold Law PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 17308 page 953. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2002 page 420.

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 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 of all persons whomsoever, other than the following exceptions:

Restrictive covenants recorded in Book 17209, Page 257, Wake County Registry.

Easements and Restrictions of record

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

By: NC Land & Cattle Co., LLC (Entity Name) Print/Type Name: _____ (SEAL)
By: JON BRUCE Print/Type Name & Title: MEMBER/MANAGER Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)
Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that JON BRUCE personally came before me this day and acknowledged that he is the MEMBER/MANAGER of NC Land & Cattle Co., LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14th day of July, 2022.

My Commission Expires: 8-13-2023 (Affix Seal)
Notary Public
Notary's Printed or Typed Name



EXHIBIT A

BEING all of Unit 310B, (the "Units"), of the MacGregor Medical Office Condominium (the "Condominium"), as more particularly described in the final plats and plans for the Condominium, as recorded in Condominium Book 2018, Pages 69-75, Wake County Registry and as designated and described in the Declaration of Condominium for MacGregor Medical Office Condominium executed and filed in accordance with the provisions of Chapter 47C of the North Carolina General Statutes (the "Declaration"), recorded 8/8/18 in Book 17209, Page 257, Wake County Registry, reference to which is hereby made for a more particular description.

Together with an undivided interest in the limited and general common areas and facilities of the Condominium, and all rights and easements appurtenant to the Units as specifically enumerated in the Declaration and any amendments thereto.