

40589
(RC)

BK 6758 PG 2358 - 2361 (4) DOC# 30062733
This Document eRecorded: 12/08/2021 02:35:03 PM
Fee: \$26.00 Tax: \$29,000.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by TERESA L. CECIL

Excise Tax: \$29,000.00
Parcel ID: 9890506664 *KRC*
This instrument drafted by: Wilson Ratledge, PLLC (Without Title Examination)
After recording, mail to: Grantee

North Carolina)
Orange County) SPECIAL WARRANTY DEED

This deed is made and entered into this 7th day of December, 2021, by Sage Road, LLC, a North Carolina limited liability company ("Grantor") to Koury NST, LLC, a North Carolina limited liability company, whose address is 2275 Vanstory Street, Suite 200, Greensboro, North Carolina 27403 ("Grantee").

WITNESSETH, that said Grantor for 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 said Grantee, its heirs and assigns, in fee simple a tract or parcel of land in the County of Orange, and State of North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

No part of the property conveyed herein constitutes the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3600, Page 463**. A map showing the above described property is recorded at **Plat Book 89, Page 42**.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and its heirs, successors and assigns forever.

Submitted electronically by "Fox Rothschild LLP - Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

And 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, except for the exceptions hereinafter stated.

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

1. Ad valorem taxes for 2022 and subsequent years not yet due and payable.
2. Rights of tenants in possession.
3. All other restrictions, rights of way, easements, and exceptions of record.

In Testimony Whereof, the said Grantor has hereunto set its hand as of the day and year first above written.

Sage Road, LLC

By: James Fred Young (SEAL)
James Fred Young, General Partner
of the J. Fred Young Limited Partnership,
Manager of Sage Road, LLC

NORTH CAROLINA
Orange COUNTY

I, Herrie W. Frederick, a Notary Public of the County and State aforesaid, do hereby certify that James Fred Young personally appeared before me this day and acknowledged that he is General Partner of the J. Fred Young Limited Partnership, which is the Manager of Sage Road, LLC, and acknowledged, on behalf of Sage Road, LLC, the Grantor, the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 6th day of December 2021

My Commission expires: February 6, 2023 Herrie W. Frederick
Notary Public

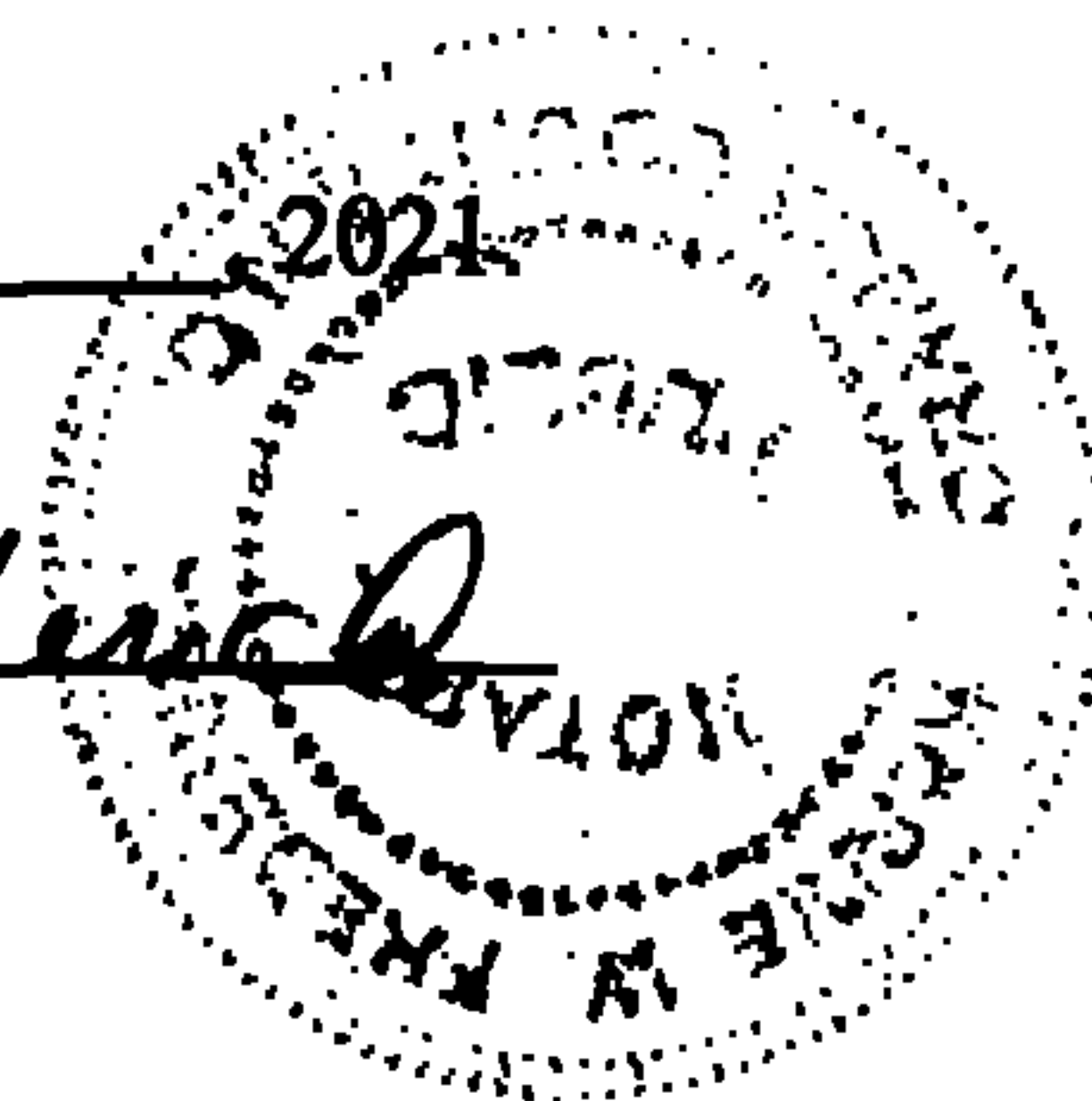


EXHIBIT "A"
LEGAL DESCRIPTION

BEING ALL OF LOT NUMBER ONE (1), containing 3.20 acres, more or less, as shown on plat entitled "Final Plat -Minor Subdivision Sage Road Offices" which plat is duly recorded in the Orange County Registry, in Plat Book 89, Page 42.

TOGETHER WITH appurtenant easements granted in the following documents:

- a. Declaration of Cross Access, Utility Areas and Storm Water Detention and Drainage Area between Sage Road Office Partners, LLC, CHP Partners, LLC and Eastowne Associates, LLC, filed in Book 2420, Page 69, Orange County Registry, and as affected by First Amendment to Declaration of Cross Access, Utility Areas and Storm Water Detention and Drainage Area filed in Book 2444, Page 73, and as affected by Second Amendment to Declaration of Cross Access, Utility Areas and Storm Water Detention and Drainage Area filed in Book 3446, Page 342, Orange County Registry.
- b. Declaration of Landscape Bufferyard between Eastowne Associates, LLC and Providence Glen Associates, LLC filed in Book 2420, Page 61, Orange County Registry, and as affected by First Amendment to Declaration of Landscape Bufferyard filed in Book 2694, Page 346 and as affected by Second Amendment to Declaration of Landscape Bufferyard filed in Book 3600, Page 457, Orange County Registry.