

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,200.00

Parcel Identifier No. 400438 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Arnette Law Offices, PLLC, 2500 Gateway Centre Blvd., Suite 100, Morrisville, NC 27560  
(Without title examination or tax advice)

Brief description for the index: Unit 100, BLK 100, Gateway 2500 Condominiums  
THIS DEED made this 28th day of September, 2022, by and between

**GRANTOR**

Harris Holdings & Mgmt, LLC  
A North Carolina Limited Liability Company  
3131 Rdu Center Drive., Suite 120  
Morrisville, NC 27560

**GRANTEE**

Blue Sky Estates, LLC  
A North Carolina Limited Liability Company  
2500 Gateway Center Blvd., Suite 100  
Morrisville, NC 27560

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 Morrisville, Wake County, North Carolina and more particularly described as follows:

*See attached Exhibit A.*

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16494 page 2681.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or x 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 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:

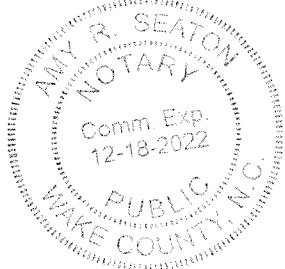
1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

Harris Holdings & Mgmt/LLC

By: Asekesai Arnette Harris

Title: Manager



(Affix Notary Seal)

State of NC - County or City of Wake  
 I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Asekesai Arnette Harris personally appeared before me this day and acknowledged that she is the Manager of Harris Holdings & Mgmt, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 28<sup>th</sup> day of September, 2020.

My Commission Expires: 12-18-22

Amy R. Seaton  
 Notary Public

Amy R. Seaton  
 Notary's Printed or Typed Name

**Exhibit A**

REID 400438

Known as 2500 Gateway Centre Blvd., Suite 100, Morrisville, NC 27560

The property in the County of Wake and State of North Carolina comprising a portion of the condominium known as GATEWAY 2500 CONDOMINIUMS, A CONDOMINIUM, said condominium having been established by DECLARATION OF CONDOMINIUM – GATEWAY 2500 CONDOMINIUMS, A CONDOMINIUM dated October 12, 2005 and recorded in Book 11688 at Page 1802, Wake County, North Carolina Registry, on November 2, 2005 and amended by the FIRST AMENDMENT OF DECLARATION OF CONDOMINIUM GATEWAY 2500 CONDOMINIUMS, A CONDOMINIUM dated, August 21, 2006 and recorded September 20, 2006 in Deed Book 12175 at Page 343 of the Wake County Registry and further amended by the SECOND AMENDMENT OF DECLARATION OF CONDOMINIUM GATEWAY 2500 CONDOMINIUMS, A CONDOMINIUM which was recorded June 12, 2008 in Deed Book 13136 at Page 1588 of the Wake County Registry (hereinafter collectively referred to as the “Declaration”) and being more particularly described as follows:

BEING known and designated as UNIT 100 –2500 GATEWAY CENTER CONDOMINIUMS, A CONDOMINIUM, as shown on plats and plans of 2500 GATEWAY CENTER CONDOMINIUMS. A CONDOMINIUM, recorded in Condominium Map 2005, Page 390 – A1 through Page 390 – A3, and Condominium Book 2005, Page 390 – A4 through Page 390 – A5, Wake County Registry inclusive and constituting a part hereof, as the same may be amended from time to time, all of the Wake County, North Carolina Registry.

This conveyance is subject to that Declaration as defined hereinabove and as may be amended thereafter.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration as amended from time to time and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration and any amendments thereto.

Subject to all terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Units and the Unit Owners as more particularly set forth in the Declaration and any amendment thereto.