

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise tax: \$ 3,964.00

Parcel identifier #: 0400446

Brief description for index: Gateway 2500 Condominiums – Unit 850

Verified by _____ County on the _____ day of _____, 2022 By: _____

After recording, return deed to:

Shanboley Group, LLC
Attn.: John Martin
1724 Port Margate Place
Newport Beach, CA 92660

Document prepared by:

Michael Best & Friedrich LLP
Attorney Kayla C. Shively
521 E. Morehead Street, Suite 405
Charlotte, NC 28202

THIS SPECIAL WARRANTY DEED, executed on this 25th day of March, 2022, by the Grantor,
Putnam Holdings, LLC, a North Carolina limited liability company
2500 Gateway Centre Blvd., Suite 850
Morrisville, NC 27560-6225

to the Grantee,

Shanboley Group, LLC, a California limited liability company
1724 Port Margate Place
Newport Beach, CA 92660

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 or parcel of land situated in the City of Morrisville, Wake County, North Carolina and more particularly described as follows:

The legal description of the property being conveyed is described on Exhibit A, attached hereto and incorporated herein by this reference.

Property address: 2500 Gateway Centre Blvd., Suite 850, Morrisville, NC 27560-6225

First American Title-NCS Milwaukee
NCS- 11165560 -MKE

Submitted electronically by "First American Title Insurance Company - NCS - Milwaukee"
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 herein above described was acquired by Grantor by instrument recorded in Book 15489, Page 79.

The property herein conveyed ☐ does or ☒ does not include the primary residence of the 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 has done nothing to impair such title as Grantor received, and that 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.

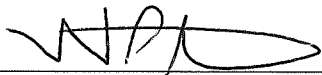
Title to the property hereinabove described is subject to all valid and subsisting restrictions, reservations, covenants, conditions, declarations, easements, rights-of-way, deeds of trust, and zoning ordinances properly of record, if any, and all current year ad valorem taxes.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Grantor has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Putnam Holdings, LLC,
a North Carolina limited liability company



By: Michael David Putnam, II, Manager

STATE OF NC)
COUNTY OF Wake) SS.

I, the undersigned, a Notary Public of the state and county aforesaid, certify that Michael David Putnam, II, personally came before me this day and acknowledged that (s)he is the Manager of Putnam Holdings, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, (s)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 25th day of March, 2022.

Notary Public: 

Print Name: Caroline Monson

My commission expires: March, 24 2024

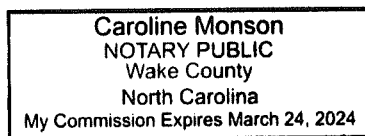


Exhibit A

That 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 11668 at Page 1802, Wake County, North Carolina Registry, on November 2, 2005 and amended by that First Amendment to Declaration dated August 21, 2006 and recorded in Book 12175, Page 343, 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 850 – 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, Pages 390 – A4 through 390 – A6, 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.

TOGETHER WITH the undivided real estate 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.

For informational purposes only:

PIN: 0756738285

Real Estate ID: 0400446

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