

State of North Carolina  
County of Wake

Excise Tax: **\$2,105.00**  
Parcel ID# **0296443**

**NORTH CAROLINA  
SPECIAL WARRANTY DEED  
(PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TAX ADVICE)**

Mail after Recording to: Grantee  
This instrument was prepared by: Vyas Realty Law  
4934 Windy Hill Drive  
Raleigh, NC 27609

THIS DEED, made and entered into this the 2<sup>nd</sup> day of June 2022 by and between:

*Brief legal description: Unit 260, Parkway Place Office Park Condominium*

GRANTOR	GRANTEE
<p><b>Mark J. Andrews, DDS, and spouse, Karen B. Andrews</b></p> <p><u>Mailing Address:</u> 2867 Haw River Trail Apex, NC 27502</p>	<p><b>Lin Hamilton Properties, LLC, a North Carolina limited liability company</b></p> <p><u>Mailing Address:</u> 111 Heck Andrews Way Cary, NC 27519</p>

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 and more particularly described as follows:

**SEE EXHIBIT "A" – LEGAL DESCRIPTION ATTACHED HERETO**

**It being agreed that the easements and rights established and reserved hereby shall run with the lands of Grantor and Grantee, their heirs, successors and assigns.**

All or a portion of the property hereinabove described was acquired by deed recorded in Book 9357, Page 2016, filed in the Wake County Registry.

The subject property of this conveyance 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 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. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Matters shown on recorded Condo File No. 293 and Book of Maps 1998 at Page 2242.
3. Rights or claims of parties in possession not shown by the public records.
4. Agreement as recorded in Book 4578 at Page 295.
5. Easement(s) to CP&L Company recorded in Book 3937 at Page 424, Book 1901 at Page 477, Book 936 at Page 69 and Book 4578 at Page 308.
6. Reservation and Rights of others for ingress and egress purposes retained by Grantor in Deed recorded in Deed Book 4578 at Page 308.
7. Private Road per Covenants as recorded in Book 8206 at Page 145.

**[Signatures to Follow]**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Mark J. Andrews, DDS  
Mark J. Andrews, DDS

Karen B. Andrews  
Karen B. Andrews

STATE OF NC  
WAKE COUNTY

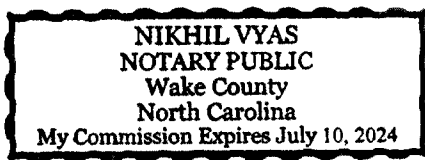
The undersigned notary hereby certifies that the following person(s) personally appeared before me this day, authorized representative and agent for Seller, acknowledging to me that he or she signed the foregoing document, in the capacity stated herein as applicable: **Mark J. Andrews, DDS, and Karen B. Andrews**

Witness my hand and official stamp or seal, this the 2nd day of June 2022.

My Commission Expires: 7.10.2024

Nikhil Vyas  
Notary Public

Print Notary Name: Nikhil Vyas



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

BEING all of Unit 260 of PARKWAY PLACE OFFICE PARK CONDOMINIUM (the "Condominium") as shown on plans thereof recorded in Condominium File No. 293, in the Office of the Register of Deeds of Wake County, North Carolina, and as more particularly described in the "DECLARATION OF CONDOMINIUM FOR PARKWAY PLACE OFFICE PARK CONDOMINIUM" recorded in Book 9300, Page 1574, in the Office of the Register of Deeds of Wake County, N.C. (the "Declaration"), which plans and Declaration are incorporated by reference for a more particular description. The land on which the Condominium is located is described in the Declaration;

TOGETHER with all rights, privileges and easements appurtenant to said Unit as provided in the Declaration, and membership in the Parkway Place Office Park Owners Association, Inc., a North Carolina non-profit corporation (the "Association"), as provided in the Declaration;

TOGETHER with all rights in and to the Common Elements appurtenant to said Unit as set out on Exhibit "B" of the Declaration; and

SUBJECT TO the covenants, conditions, restrictions and provisions set forth in the Declaration, and the Articles of Incorporation and the By-Laws of the Association, which with all Exhibits and attachments thereto are incorporated by reference as if set forth in their entirety and by acceptance of this deed, Grantee assumes, agrees to be bound by and agrees to comply with such covenants, conditions, restrictions and provisions.

FOR INFORMATIONAL PURPOSES ONLY:

Property Commonly Known As: 260 Towne Village Drive  
Cary, NC 27513

PIN: 0743796402 / Parcel ID: 0296443

The property hereinabove described was acquired by Grantor by instrument recorded on April 1, 2002 in Book 9357, Page 2016, Wake County Registry.

Title Insured By: Beacon Title Agency, LLC