

Register of Deeds  
Sharon A. Davis  
Durham County, NC

12/02/2022 11:09:00AM

BT: OPR B: 9829 P: 094 Pages: 5

DEED - DEED

Fee: \$6,006.00 Excise Tax: \$5980.00

**INSTRUMENT #2022045558**

Sharon Marsh

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

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Excise Tax: \$ 5,980

Recording Time, Book and Page

Parcel Identifier Nos. 206,990, 206991, 206992, 206993, 206994 and 206995

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Mail after recording to: Grantee at Kathryn Claahsen, Orchard 2251 LLC, 9440 Enterprise Drive,  
Mokena, IL 60448

This instrument was prepared by: G Kevin Stewman (TriCity Lawyers) without benefit of title exam and  
without the request for, nor the provision of, any advice as to the tax implications of this conveyance.

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THIS DEED made this 18<sup>th</sup> day of November, 2022 by and between

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**GRANTOR**

Paw in Hand, Inc., A North Carolina corporation

Mailing Address:  
5107 Granbury Drive  
Durham, NC 27713

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**GRANTEE**

Orchard 2251 LLC, an Illinois limited liability company a 55% undivided interest and to Beck  
Retail, LLC, an Illinois limited liability company a 45% undivided interest as tenants in  
common with each other

Mailing Address:

9440 Enterprise Drive  
Mokena, IL 60448

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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors,

Submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 Durham, Durham 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 7217, Page 66.

A map showing the above-described property is recorded in Condo Book 8, Pages 322, 325 and 328.

The above-described property 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.

**SEE PERMITTED EXCEPTIONS ON THE ATTACHED EXHIBIT "B"**

to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Signature(s) on page following; balance of page left intentionally blank

Paw in Hand, Inc., a North Carolina corporation

Neil Bleau (SEAL)  
By: Neil Bleau, President

STATE OF NORTH CAROLINA  
COUNTY OF ALAMANCE

ACKNOWLEDGMENT BY  
CORPORATION

I, G. KEVIN STEWMAN, a notary public in and for the aforesaid county and state, certify that Neil Bleau personally appeared before me this day and stated that he is president of Paw in Hand, Inc., a corporation, and that by authority duly given and as the act of the corporation, he signed, under seal, the foregoing instrument. This the 18<sup>th</sup> day of November, 2022.

My commission expires:

10/15/2025

G. Kevin Stewman  
Notary Public

G. KEVIN STEWMAN  
NOTARY PUBLIC  
Alamance County  
North Carolina  
My Commission Expires 10/15/2025

EXHIBIT "A"

BEING ALL THAT TRACT OF LAND SHOWN AND DELINEATED AS MIAMI COMMERCE CENTER, PHASE I, ON PLAT RECORDED IN CONDOMINIUM BOOK 8, PAGE 322; AND BEING ALL OF UNITS 101, 102, 103, 104, 105, AND 106, MIAMI COMMERCE CENTER, PHASE I, AS SHOWN ON PLATS AND PLANS THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 322, 325, AND 328 AS AMENDED AND AS DESCRIBED BY THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MIAMI COMMERCE CENTER BUSINESS CONDOMINIUMS RECORDED IN BOOK 5332, PAGE 900 AS AMENDED (THE "DECLARATION").

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND ALL OTHER RIGHT, TITLE, INTEREST, EASEMENTS, AND PRIVILEGES RELATED THERETO, INCLUDING BUT NOT LIMITED TO ALL COMMON ELEMENTS AND ALL OTHER RIGHT, TITLE, AND INTEREST OF THE DECLARATION.

TOGETHER WITH AN EASEMENT FOR THE RIGHT OF ACCESS OVER AND UPON LOT 2 AS SHOWN ON PLAT BOOK 170, PAGE 25 DURHAM COUNTY REGISTRY, TO USE THOSE CERTAIN STORMWATER DETENTION FACILITIES AS DESCRIBED IN THOSE CERTAIN STORMWATER FACILITY AGREEMENTS RECORDED IN BOOK 4932, PAGE 25 AND BOOK 5347, PAGE 635.

DURHAM COUNTY REAL ESTATE IDS: 206990, 206991, 206992, 206993, 206994, 206995

**EXHIBIT “B”**

1. Taxes or assessments for the year 2023, and subsequent years, not yet due or payable.
2. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 5332, Pages 900-930, Durham County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 8, Pages 322, 325 and 328; and Plat Book 170, Page 25, Durham County Registry.
4. Right(s) of way to Duke Energy Corporation recorded in Book 4754, Pages 513-515, Durham County Registry.
5. Stormwater Facility Agreement with City of Durham and Covenant Version 082203 in Book 4932, Pages 25-34; and Book 5347, Pages 635-643, Durham County Registry.
6. Supplemental Stormwater Facility Agreement and Covenants with the City of Durham recorded in Book 7697, Page 244, Durham County Registry.
7. Rights of others in and to for ingress, egress and regress purposes in and to the use of easement(s) located on the Land.
8. Easement(s) recorded in Book 170, Page 25, Durham County Registry.
9. Rights of others in and to any party walls and common areas.
10. Any easements or servitudes.