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Doc No: 30070307
Recorded: 04/08/2022 12:26:27 PM
Fee Amt: \$26.00 Page 1 of 7
Excise Tax: \$2,672.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6776 PG 1434 - 1440 (7)

Melvin Kump

GENERAL WARRANTY DEED

PIN # 9874-80-2287.009
PIN # 9874-80-2287.013
PIN # 9874-80-2287.014

Prepared by: D. MICHAEL PARKER (without benefit of title exam)
Return to: Grantee @ 506 N. Mangum St #103 Durham, NC 27701
Revenue Stamps: \$2,672.00

NORTH CAROLINA
ORANGE COUNTY

THIS DEED, made and entered into this the 7th day of April, 2022,
by and between, **360 EXECUTIVE COURT, LLC** a North Carolina limited liability
company; Party of the First Part, (hereinafter referred to as "Grantor"), and **BARNDOOR
PROPERTIES, INC** a North Carolina Corporation, Party of the Second Part, (hereinafter
referred to as "Grantee"),

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS
(\$10.00) to them in hand paid and other good and valuable considerations, the receipt of
which is hereby acknowledged, have and by these presents do grant, bargain, sell and
convey unto the Grantee in fee simple all that certain tract or parcel of land located in the
Township of Hillsborough, County of Orange, North Carolina and being more
particularly described as follows:

See Exhibit A

Submitted electronically by "Berman & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenant with the Grantee that the Grantor are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions, if any, set forth above.

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals, the day and year first above written.

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360 EXECUTIVE COURT, LLC

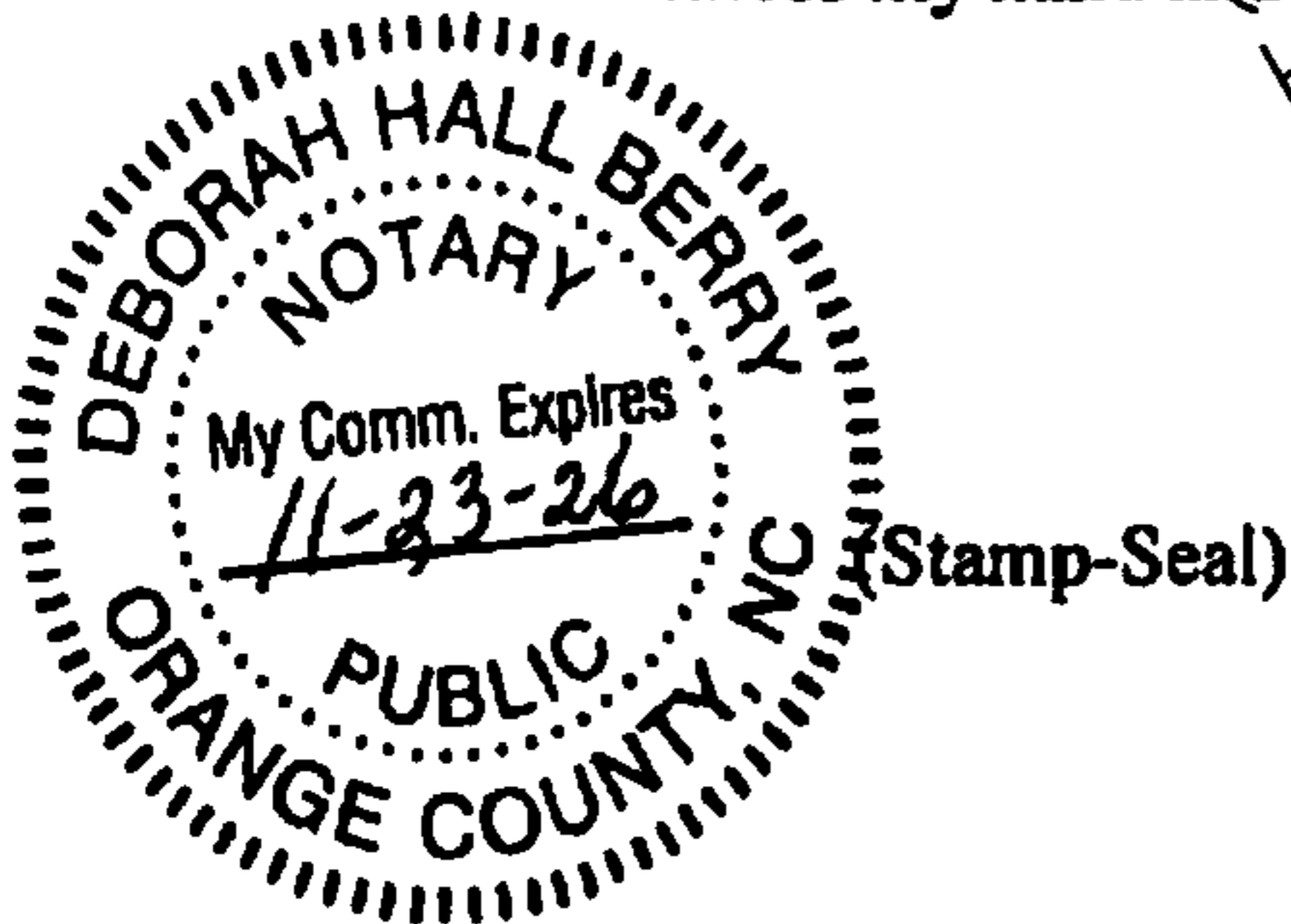
By: Hillsborough Holdings, LLC,
Manager

By: [Signature] (Seal)
James W. Parker, Jr., Manager

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that JAMES W. PARKER, Jr., personally appeared before me this day and acknowledged that he is the Manager of HILLSBOROUGH HOLDINGS, LLC, a North Carolina limited liability company: and that, by authority duly given, he voluntarily signed the foregoing instrument as a Manager of 360 Executive Court, LLC the limited liability company.

Witness my hand and official stamp or seal, this the 31st day of March, 2022.



[Signature]
Signature of Notary Public

Deborah Hall Berry
Printed or Typed Name of Notary Public

My Commission Expires: 11-23-26

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360 EXECUTIVE COURT, LLC

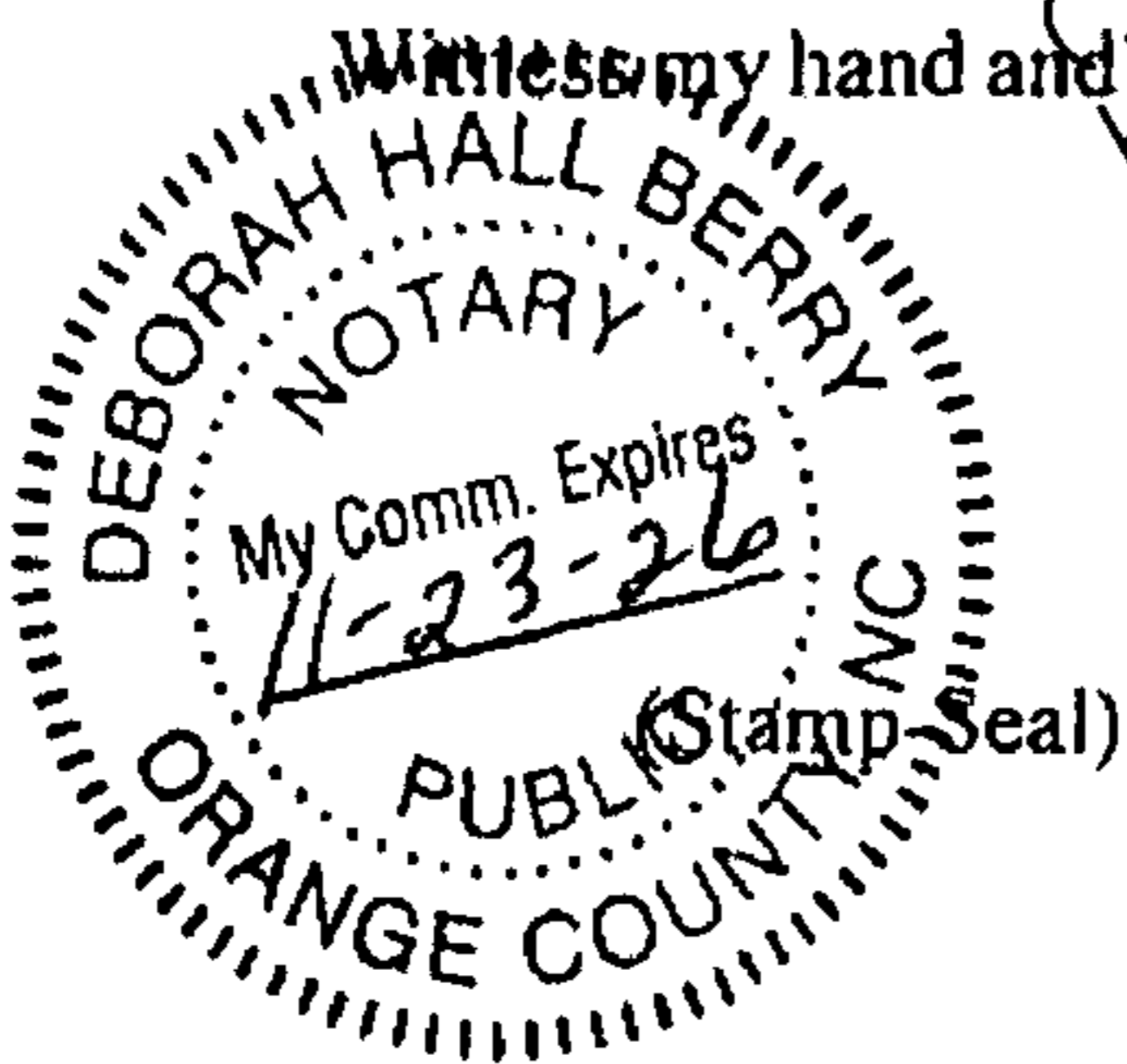
By: Hillsborough Holdings, LLC,
Manager

By: *George A. Horton III* (Seal)
George A. Horton, III, Manager

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that **GEORGE A. HORTON, III**, personally appeared before me this day and acknowledged that he is the Manager of **HILLSBOROUGH HOLDINGS, LLC**, a North Carolina limited liability company: and that, by authority duly given, he voluntarily signed the foregoing instrument as a Manager of 360 Executive Court, LLC the limited liability company.

Witness my hand and official stamp or seal, this the 31st day of March, 2022



Deborah Hall Berry
Signature of Notary Public

Deborah Hall Berry
Printed or Typed Name of Notary Public

My Commission Expires: 11-23-26*

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Exhibit A

Pg 1

LEGAL DESCRIPTION OF EXECUTIVE COURT CONDOMINIUM UNIT B-4

All of that certain real property and improvements located at 360 Executive Court, Hillsborough, Hillsborough Township, Orange County, North Carolina, and more particularly described as follows:

PIN #9874-80-2287.009

UNIT B-4, EXECUTIVE COURT CONDOMINIUM, a commercial use condominium unit containing approximately 1,972 square feet located in Building B as shown on the plat and plans for Executive Court Condominium recorded in Plat Book 123, Page 18, Orange County Registry, as amended, modified and/or supplemented in Plat Book 123, Page 119, and Plat Book 124, Page 23, Orange County Registry, and as further amended, modified and/or supplemented from time to time (the "Plat and Plans"); and as identified and described in that certain Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6705, Page 886, Orange County Registry, as amended, modified and/or supplemented by that certain Amendment to Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6705, Page 2245, Orange County Registry, that certain Second Amendment to Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6728, Page 777, Orange County Registry, that certain Third Amendment to Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6753, Page 2204, Orange County Registry, and as hereafter amended, modified and/or supplemented from time to time (the "Declaration of Condominium");

TOGETHER WITH (a) an initial 4.63% undivided interest in the Common Elements of Executive Court Condominium (subject to adjustment in the event any Units are hereafter combined, recombined, subdivided and/or reconfigured) as provided in the Declaration of Condominium, (b) the non-exclusive use of all Limited Common Elements allocated to Unit B-4 as shown on the Plat and Plans and/or as identified and described in the Declaration of Condominium, and (c) any and all easements and other rights appurtenant to Unit B-4 as provided in the Declaration of Condominium.

Exhibit A

Pg 2

LEGAL DESCRIPTION OF EXECUTIVE COURT CONDOMINIUM UNIT B-5

All of that certain real property and improvements located at 360 Executive Court, Hillsborough, Hillsborough Township, Orange County, North Carolina, and more particularly described as follows:

PIN #9874-80-2287.0013

UNIT B-5, EXECUTIVE COURT CONDOMINIUM, a commercial use condominium unit containing approximately 1,971 square feet located in Building B as shown on the plat and plans for Executive Court Condominium recorded in Plat Book 123, Page 18, Orange County Registry, as amended, modified and/or supplemented in Plat Book 123, Page 119, and Plat Book 124, Page 23, Orange County Registry, and as further amended, modified and/or supplemented from time to time (the "Plat and Plans"); and as identified and described in that certain Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6705, Page 886, Orange County Registry, as amended, modified and/or supplemented by that certain Amendment to Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6705, Page 2245, Orange County Registry, that certain Second Amendment to Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6728, Page 777, Orange County Registry, that certain Third Amendment to Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6753, Page 2204, Orange County Registry, and as hereafter amended, modified and/or supplemented from time to time (the "Declaration of Condominium");

TOGETHER WITH (a) an initial 4.63% undivided interest in the Common Elements of Executive Court Condominium (subject to adjustment in the event any Units are hereafter combined, recombined, subdivided and/or reconfigured) as provided in the Declaration of Condominium, (b) the non-exclusive use of all Limited Common Elements allocated to Unit B-5 as shown on the Plat and Plans and/or as identified and described in the Declaration of Condominium, and (c) any and all easements and other rights appurtenant to Unit B-5 as provided in the Declaration of Condominium.

EXHIBIT A**Pg 3****LEGAL DESCRIPTION OF EXECUTIVE COURT CONDOMINIUM UNIT B-6**

All of that certain real property and improvements located at 360 Executive Court, Hillsborough, Hillsborough Township, Orange County, North Carolina, and more particularly described as follows:

PIN #9874-80-2287.014

UNIT B-6, EXECUTIVE COURT CONDOMINIUM, a commercial use condominium unit containing approximately 1,991 square feet located in Building B as shown on the plat and plans for Executive Court Condominium recorded in Plat Book 123, Page 18, Orange County Registry, as amended, modified and/or supplemented in Plat Book 123, Page 119, and Plat Book 124, Page 23, Orange County Registry, and as further amended, modified and/or supplemented from time to time (the "Plat and Plans"); and as identified and described in that certain Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6705, Page 886, Orange County Registry, as amended, modified and/or supplemented by that certain Amendment to Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6705, Page 2245, Orange County Registry, that certain Second Amendment to Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6728, Page 777, Orange County Registry, that certain Third Amendment to Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6753, Page 2204, Orange County Registry, and as hereafter amended, modified and/or supplemented from time to time (the "Declaration of Condominium");

TOGETHER WITH (a) an initial 4.67% undivided interest in the Common Elements of Executive Court Condominium (subject to adjustment in the event any Units are hereafter combined, recombined, subdivided and/or reconfigured) as provided in the Declaration of Condominium, (b) the non-exclusive use of all Limited Common Elements allocated to Unit B-6 as shown on the Plat and Plans and/or as identified and described in the Declaration of Condominium, and (c) any and all easements and other rights appurtenant to Unit B-6 as provided in the Declaration of Condominium.