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SAA



20190215000027430 DEED  
Bk:RB6578 Pg:344  
02/15/2019 04:09:56 PM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$595.00

JAA

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$595.00

Parcel Identifier No. 9890-71-5045.012 Verified by      County on the      day of     , 20      
By:     

This instrument was prepared by: **BAGWELL HOLT SMITH P.A.**  
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Grantee's address (return to): **501 Eastowne Drive, Suite 210, Chapel Hill, NC 27514**

THIS DEED is made this 6th day of February, 2019, by and between

GRANTOR	GRANTEE
<b>BUILDING ONE, LLC</b> A North Carolina limited liability company	<b>MEDICO REAL ESTATE, LLC</b> A North Carolina limited liability company

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 **Orange County**, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A.**

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.

(00054464.DOC) NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002  
Printed by Agri Submitted electronically by "Bagwell Holt Smith PA-CC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

**BUILDING ONE, LLC**  
A North Carolina limited liability company

Address: 1720 High Gate Lane  
Salem VA 24153

By: Martha R. Fuquay  
MARTHA R. FUQUAY, Manager

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

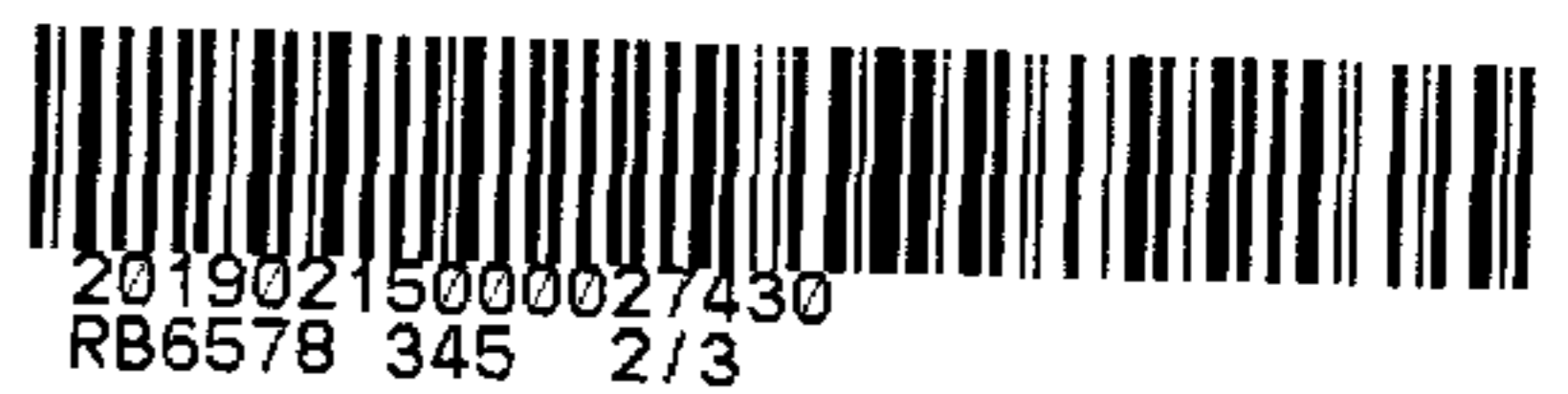
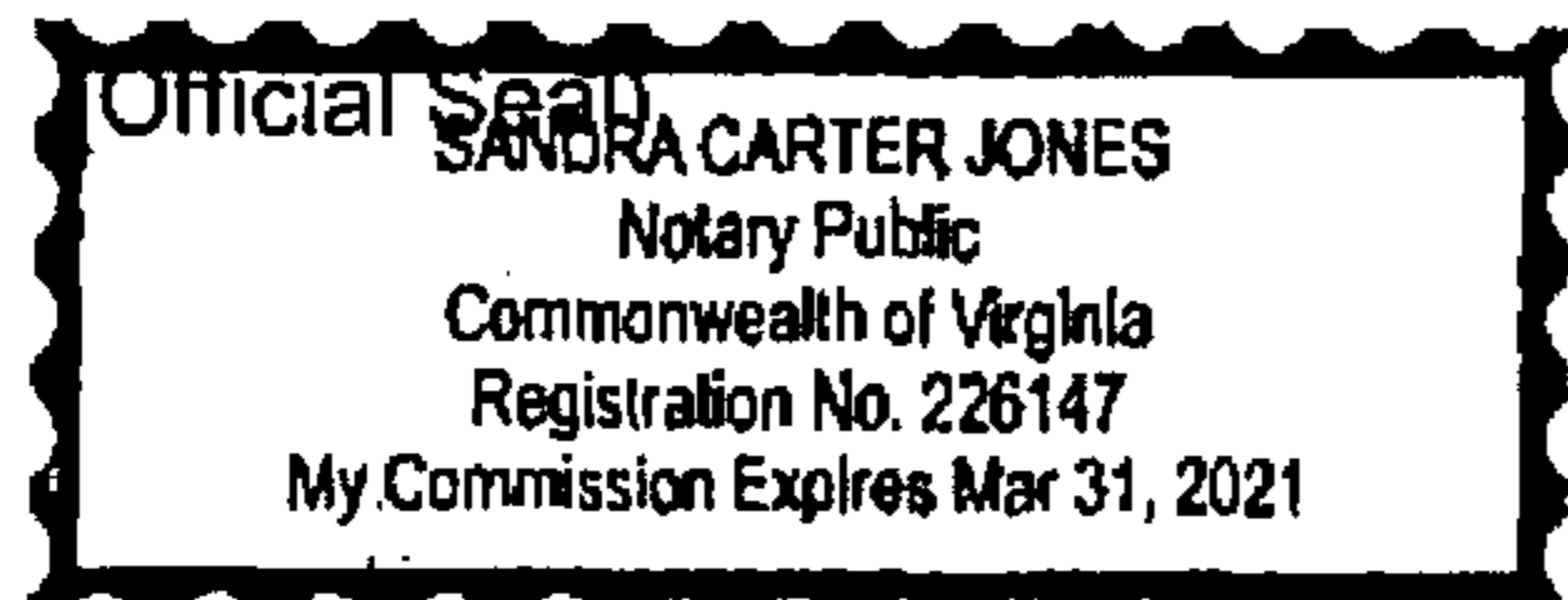
The property conveyed herein \_\_\_ includes  does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

Roanoke County, ~~North Carolina~~ Virginia

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **MARTHA R. FUQUAY, Manager**

Date: February 6, 2019

Sandra Carter Jones  
Sandra Carter Jones, Notary Public  
Printed Name of Notary Public  
My commission expires: 03/31/2021



## EXHIBIT A

**BEING KNOWN and designated as 501 Eastowne Drive, Unit 210, as set forth in the Declaration as defined below and Suite 210, as set forth in the Plats and Plans as defined below (Unit 210 and Suite 210 being one and the same) (the "Unit"), 501 Eastowne Office Condominiums (the "Building"), an office condominium located in the County of Orange, State of North Carolina (the "Condominium"), as designated and described, in accordance with the provisions of Chapter 47C of the North Carolina Statutes, in the Declaration of Covenants, Conditions and Restrictions of 501 Eastowne Office Condominiums, a Condominium, recorded on June 16, 2006, in the Book RB4055, Page 137, First Amendment recorded in Book RB4114, Page 324, Second Amendment recorded in Book RB4337, Page 402, Third Amendment recorded in Book RB4401, Page 257, Fourth Amendment recorded in Book RB4409, Page 374, Fifth Amendment recorded in Book RB4426, Page 173, Sixth Amendment recorded in Book RB4491, Page 491, and Seventh Amendment recorded in Book RB 4525, Page 1, Orange County Registry (collectively, the "Declaration"), together with the percentage undivided interest in the common elements and facilities declared therein to be appurtenant to the Unit, which undivided interest shall automatically change in accordance with the terms of the Declaration and any amendments to the Declaration filed of record pursuant to the provisions of the North Carolina Condominium Act. The real property upon which the Building is located is situated in Orange County, North Carolina, and more fully described in the Declaration (the "Property"). The Property is also shown on the condominium plat recorded in Plat Book 100, Pages 17-21, and Page 94; Plat Book 102, Pages 80, Page 182, Page 191; and Plat Book 103, Page 10, Orange County Registry (collectively, the "Plats and Plans").**

**Grantee, by accepting this Deed, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in the Declaration, the Articles and the Bylaws of 501 Eastowne Office Condominiums and the Rules and Regulations made thereunder including, but not limited to, membership in the 501 Eastowne Office Association, Inc., a North Carolina non-profit corporation, and the obligation to make payments of assessments for the maintenance and operation of the Condominium which may be levied against such units.**

**PIN: 9890-71-5045.012**

