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Fee: \$26.00 Tax: \$1,860.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by MOLLY BAKER

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$ 1860.00
Return to: Grantee Parcel ID Number: 9890715045.014 *FPC*

THIS DEED made this 7th day of October, 2019 by and between

GRANTOR

DeFeo Holdings II, LLC
A North Carolina Limited Liability Company
2741 University Dr., Durham, NC 27707-2863

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

800 Eastowne Properties, LLC
A North Carolina Limited Liability Company
501 Eastowne Dr., Unit 250, Chapel Hill, NC 27514

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

See EXHIBIT A attached hereto and incorporated herein by reference.

Submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4500, Page 360, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

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 of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to 2019 taxes, easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.

DeFeo Holdings II, LLC
A North Carolina Limited Liability Company

Dominick T. DeFeo (SEAL)
Dominick T. DeFeo, Manager

STATE OF Vermont

COUNTY OF Addison

I, Edward R. Nill, Notary Public for the County of Addison, State of Vermont, 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: Dominick T. DeFeo, Manager, Grantor.

Witness my hand and official stamp or seal, this the 23 day of Sept, 2019.

Edward R. Nill
Notary Public
My Commission Expires: 1/31/21

wrh/jth

EDWARD R. NILL
Notary Public, State of Vermont
My Commission Expires Jan. 31 2021

EXHIBIT A**Legal Description**

Lying in the Town of Chapel Hill, Chapel Hill Township, Orange County, North Carolina, and being more particularly described as follows:

BEING KNOWN and designated as 501 Eastowne Drive, Unit 250, as set forth in the Declaration as defined below and Suite 250, as set forth in the Plats and Plans as defined below (Unit 250 and Suite 250 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 General Statutes, in the Declaration of Covenants, Conditions and Restrictions of 501 Eastowne Office Condominiums, a Condominium recorded on June 16, 2006, in Book 4055, Page 137, First Amendment recorded in Book 4114, Page 324, Second Amendment recorded in Book 4337, Page 402, Third Amendment recorded in Book 4401, Page 257, Fourth Amendment recorded in Book 4409, Page 374, Fifth Amendment recorded in Book 4426, Page 173, Sixth Amendment recorded in Book 4491, Page 491 and Seventh Amendment recorded in Book 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, Page 80, Page 182, Page 191; and Plat Book 103, Page 10, Page 132 and Page 181, 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.

Site Address: 501 Eastowne Drive, Suite 250, Chapel Hill, NC 27514

PIN 9890-71-5045.014