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BK 6612 PG 1826 - 1828 (3) DOC# 30001185
This Document eRecorded: 05/28/2019 03:45:16 PM
Fee: \$26.00 Tax: \$1,780.00
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: \$1780.00

Return to: Grantee, 1717 Legion Road, Suite 203, Chapel Hill, NC 27517 PIN: 9890-71-5045.007 *OR*

THIS DEED made this 28th day of May, 2019 by and between

GRANTOR

Building One, LLC
A North Carolina Limited Liability Company
1105 Canopy Way, Wilmington, NC 28409

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

GRANTEE

Moray Properties of Central Carolina, LLC
A North Carolina Limited Liability Company

Property Address: 501 Eastowne Dr. Suite #230, Chapel Hill, NC 27514-6224

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 4115, Page 286, 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.

Building One, LLC
A North Carolina Limited Liability Company

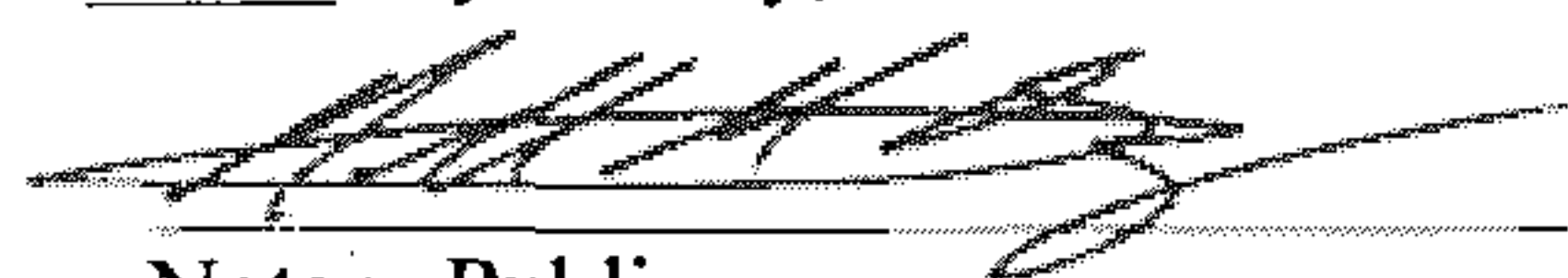
By: Martha R. Fuquay (SEAL)
Martha R. Fuquay, Manager

STATE OF North Carolina

COUNTY OF New Hanover

I, Michelle M Bryan, Notary Public for the County of New Hanover, State of North Carolina, certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Martha R. Fuquay, Manager.

Witness my hand and official stamp or seal, this the 15th day of May, 2019.



Notary Public

My Commission Expires: November 15, 2020

cmw/tlm

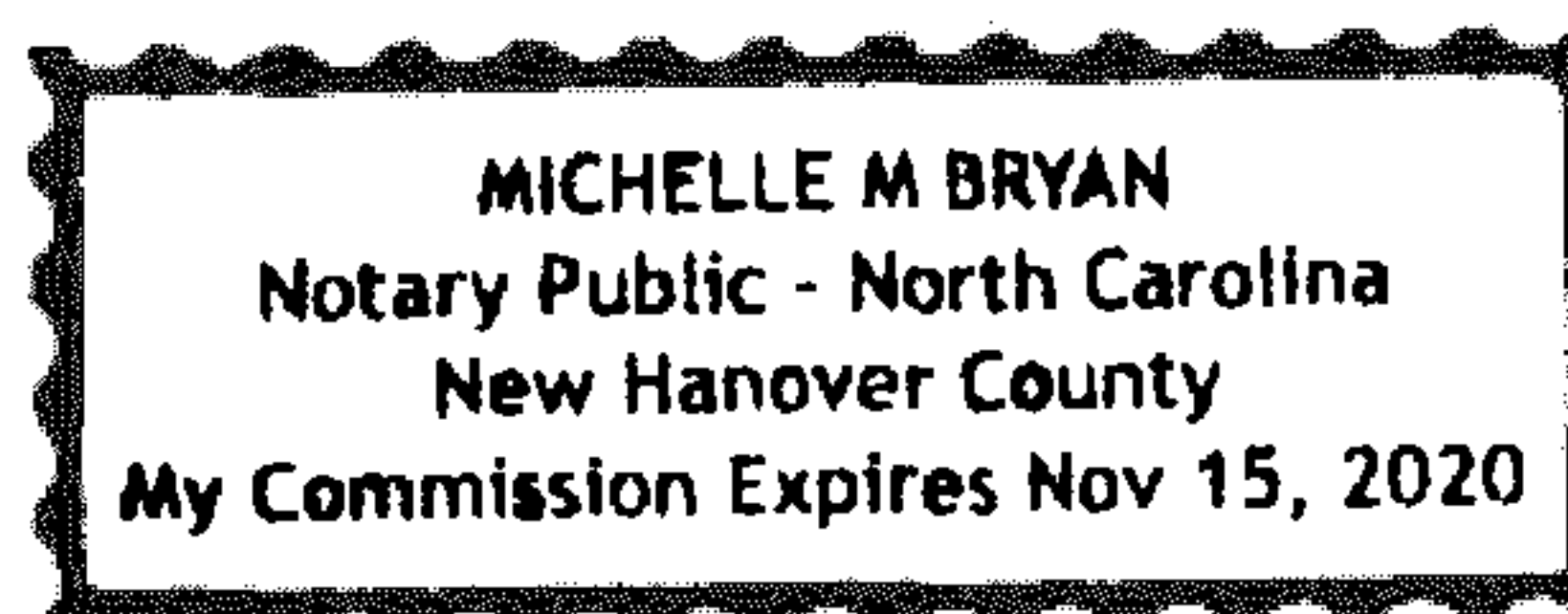


EXHIBIT "A"

BEING KNOWN and designated as 501 Eastowne Drive, Unit 230 (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 and as subsequently amended in Book 4114, Page 324; 4337, Page 402; Book 4401, Page 257; Book 4409, Page 374; Book 4426, Page 173; Book 4491, Page 491; Book 4525, Page 1, all recorded in the Orange County Registry, and as subsequently amended (hereinafter 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 provisions of the North Carolina Condominium Act. The real property upon which the Building is located is situated in Orange County, North Carolina, and is more fully described in the Declaration (the "Property"). The Property is also shown on the condominium plats recorded in Plat Book 100, Pages 17 through 21 and Page 94; Plat Book 102, Pages 80 and Page 191; Plat Book 103, Pages 10, 132 and 181, Orange County Registry.

This conveyance is subject to the Declaration, as may be amended.

Subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Units and Unit Owners as more particularly set forth in the Declaration and any amendment thereto.

PIN: 9890-71-5045.007