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20171229000253580 DEED  
**Bk:RB6408 Pg:381**  
12/29/2017 11:17:18 AM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1900.00

MK

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$1,900.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **9874708916.001/.9874708916002**

KPL

Mail after recording to: **DONNA RAY BERKELHAMMER , 4711 Hope Valley Road, Suite 4F, No 214 Durham, NC 27707**

This instrument was prepared by: **DONNA RAY BERKELHAMMER**

THIS DEED made this \_\_\_ day of December, 2017, by and between

**GRANTOR**

**Tryon Investment Group, LLC  
504 Meadowlands Dr,  
Hillsborough, NC 27278**

**GRANTEE**

**ITAC 399, LLC (Exchange Accommodation Titleholder for Thomas F. Roberts, Jr.)  
121 N. Columbia Street  
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 and more particularly described as follows:

**Units 101 and 102 of Tryon Business Center I, a condominium, as shown on plat recorded in Plat Book 99, Page 95, Orange County Registry, subject to the Declaration of Covenants, Conditions and Restrictions of Tryon Business Center I, a condominium, recorded in Book 3972, Page 414, as amended, which among other things obligates the Owner as a member of the Association to pay periodic dues and assessments to Tryon Community Association, Inc.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3812, Page 22, Orange County Registry.

A map showing the above described property is recorded in Plat Book 99 , Page 95 , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? *No*

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.

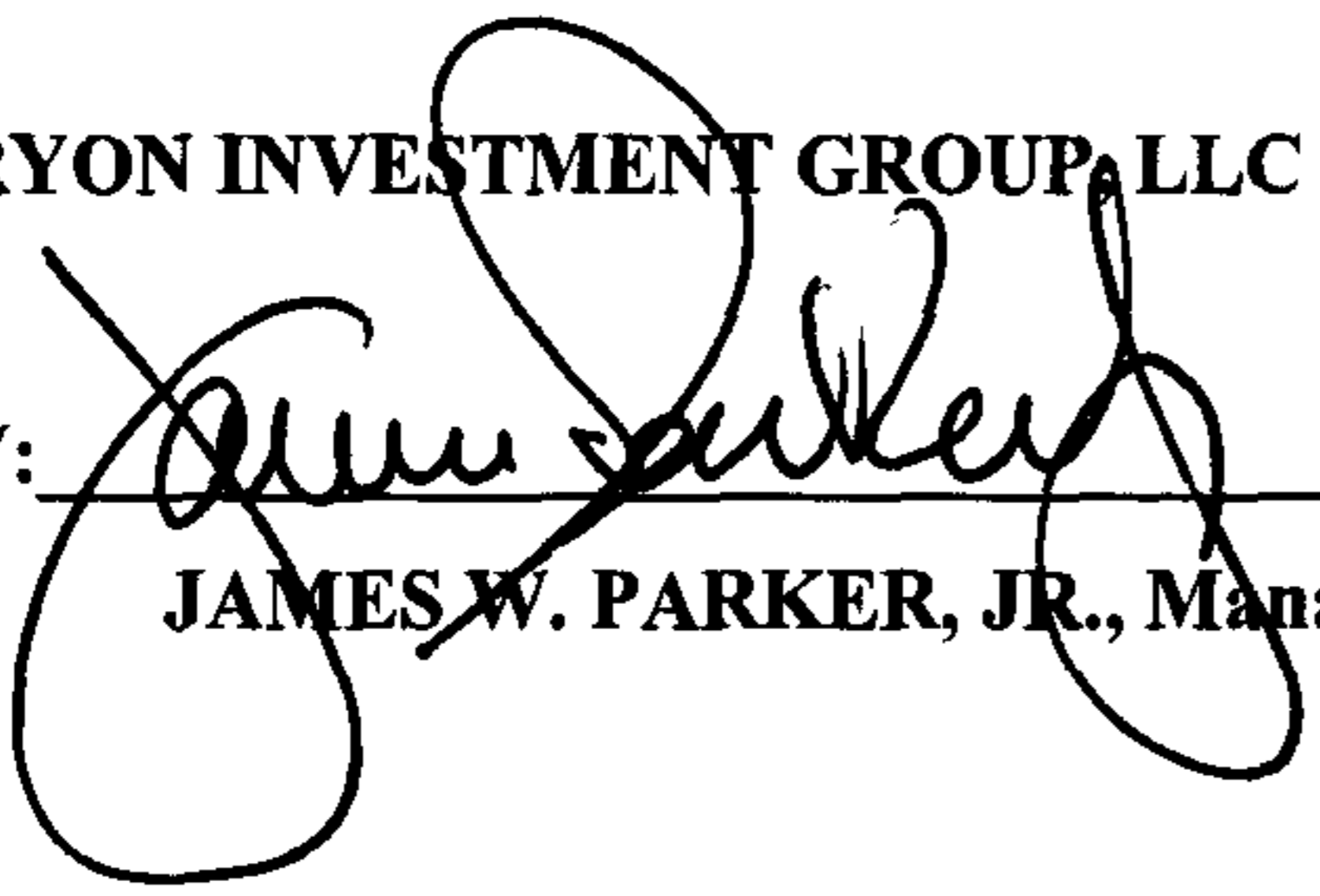
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

TRYON INVESTMENT GROUP, LLC

BY:



JAMES W. PARKER, JR., Manager

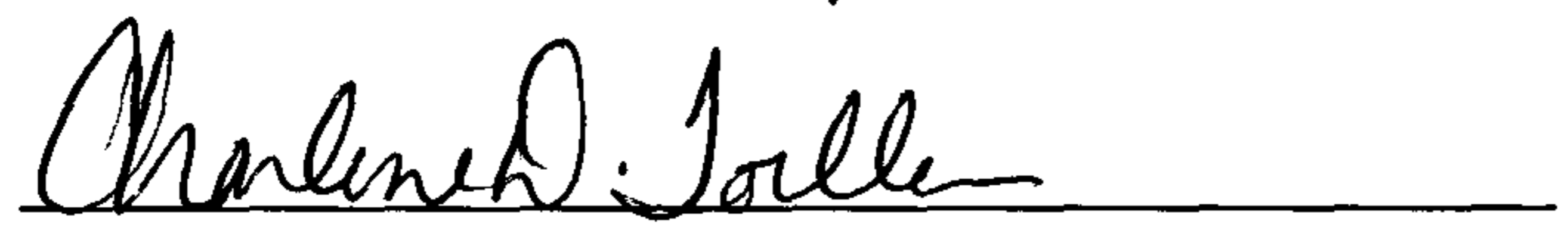
NORTH CAROLINA

Orange COUNTY

I, certify that JAMES W. PARKER, Jr. personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated: Tryon Investment Group, LLC, Grantor.

Witness my hand and official stamp or seal, this the 20<sup>th</sup> day of December, 2017.

My Commission Expires: 2/23/20



Notary Public

Print Notary Name: Charlene D. Toellen

