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PREPARED BY: William D. Bernard, a licensed North Carolina attorney (without title examination).

RETURN TO: Grantee

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REVENUE STAMPS: \$ 650.00

PARCEL ID NO.: 9874-80-2287.007

NORTH CAROLINA GENERAL WARRANTY DEED

This deed is made this 3rd day of June, 2021, by and between:

GRANTORS: **360 EXECUTIVE COURT, LLC**, a North Carolina limited liability company
320 Executive Court, Hillsborough, NC 27278

GRANTEE: **CLAIBORNE W. GARNER, JR.**
3 Water Garden Way, Durham, NC 27713

Grantor, for valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, convey and transfer unto Grantee, in fee simple, 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:

UNIT B-2, EXECUTIVE COURT CONDOMINIUM, a commercial use condominium unit containing approximately 1,998 square feet located in Building B as shown on the plat and plans for Executive Court Condominium recorded in Plat Book 123, Page 10, Orange County Registry, as amended, modified and/or supplemented in Plat Book 123, Page 119, 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, and 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, and as hereafter amended, modified and/or supplemented from time to time (the "Declaration of Condominium");

TOGETHER WITH (a) an initial 4.68% 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

submitted electronically by "Ronald G. Coulter, PLLC" 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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use of all Limited Common Elements allocated to Unit B-2 as shown on the Plat and Plans and/or as identified and described in the Declaration of Condominium, and (c) and any and all easements and other rights appurtenant to Unit B-2 as provided in the Declaration of Condominium.

The above-described real property was acquired by Grantor by deed recorded in Book 6708, Page 1792, Orange County Registry.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above-described real property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others excluding the exceptions set forth below.

Title to the above-described property is subject to the following exceptions:

1. Plats and Plans for Executive Court Condominium recorded in Plat Book 121, Pages 6 and 7, Orange County Registry, as amended, modified and/or supplemented in Plat Book 121, Pages 43 and 44; Plat Book 123, Page 18, Orange County Registry; and Plat Book 123, Page 119, Orange County Registry; and as hereafter amended, modified and/or supplemented from time to time.

2. Declaration of Condominium of Executive Court Condominium recorded in Book 6632, Page 435, Orange County Registry, as amended, modified and/or supplemented by that certain Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6637, Page 2205, Orange County Registry; that certain Second Amended and Restated Declaration of Condominium of Executive Court Condominium recorded in Book 6705, Page 886, Orange County Registry; 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; and as hereafter amended, modified and/or supplemented from time to time.

3. Matters shown on plat recorded in Plat Book 59, Page 39, Orange County Registry, including Meadowlands Sewer Outfall.

4. Matters shown on plat recorded in Plat Book 86, Page 96, Orange County Registry, including 20' Storm Drainage Easement and Drainage Easement.

5. Restrictions recorded in Book 654, Page 547, and in Book 1081, Page 425, Orange County Registry.

6. Agreement regarding Restrictive Covenants for the Meadowlands, Access Easement and Maintenance Agreement recorded in Book 1240, Page 493, Orange County Registry.

7. Conditional Use Permit recorded in Book 4899, Page 123, Orange County Registry.

8. Deed of Easement (Water Line Easement) to the Town of Hillsborough recorded in Book 6235, Page 400, Orange County Registry.

9. Easement(s) to Duke Energy Carolinas, LLC recorded in Book 6541, Page 34, Orange County Registry.

10. Ad valorem taxes and assessments, if any, for 2021 and subsequent years

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized representative(s) as of the day and year first above written.

360 EXECUTIVE COURT, LLC,
a North Carolina limited liability company

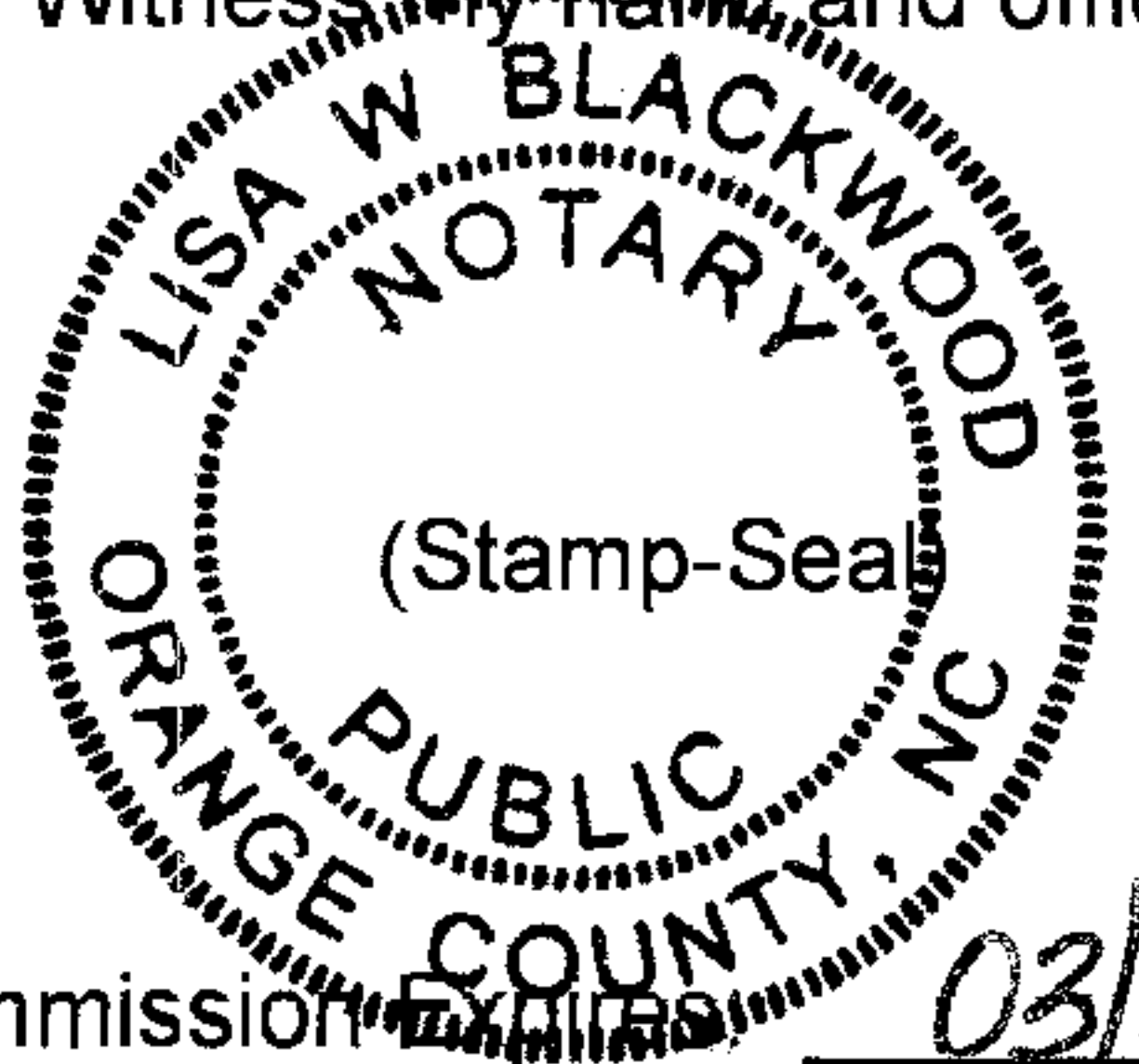
By: Hillsborough Holdings, LLC,
a North Carolina limited liability company, its Manager

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 a Manager of Hillsborough Holdings, LLC, a North Carolina limited liability company; that Hillsborough Holdings, LLC is the Manager of **360 EXECUTIVE COURT, LLC**, a North Carolina limited liability company; and that by authority duly given, he voluntarily signed the foregoing instrument for and on behalf of Hillsborough Holdings, LLC in his capacity as a Manager thereof for the purposes therein stated.

Witness my hand and official stamp or seal, this the 23rd day of June, 2021.



[Signature]
Signature of Notary Public

Lisa W Blackwood
Printed or Typed Name of Notary Public

My Commission Expires 03/03/2024

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