

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 5,477.00

Parcel Identifier No. 0746409040 REID 0349133 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Adams, Howell, Sizemore & Adams, P.A., 1600 Glenwood Ave., Suite 101, Raleigh, NC 27608,  
without the benefit of title or tax review

Brief description for the Index: Unit 1, 6001 McCrimmon Condominium

THIS DEED made this 1 day of October, 2021, by and between

GRANTOR

**DAN PROPERTIES, LLC,**  
a North Carolina limited liability company  
2019 Giovanni Court  
Cary, NC 27518

GRANTEE

**WESTMORRISVILLE PROP, LLC**  
a North Carolina limited liability company  
830 Bankston Woods Way  
Raleigh, NC 27609

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16698, Page 1662.

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

A map showing the above described property is recorded in Condominium Map Book 2021, Pages 125-129 (as divided into condominium units).

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

See Exhibit B attached hereto and incorporated herein by reference.

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

GRANTOR:

**DAN PROPERTIES, LLC,**  
a North Carolina limited liability company

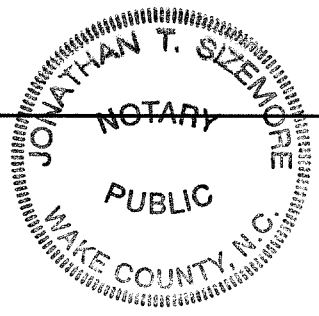
By: *[Signature]*  
Hari Nadendla, Manager

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Hari Nadendla personally came before me this day and acknowledged that he is Manager of DAN PROPERTIES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30 day of September, 2021.

*[Signature]*  
Jonathan T. Sizemore Notary Public  
Notary's Printed or Typed Name

My Commission Expires: 6/27/22  
(Affix Seal)



**Exhibit A**

BEING all of Unit 1 in 6001 McCrimmon Condominium, (the "Condominium") as designated and described in the Declaration of Condominium for 6001 McCrimmon Condominium and all recorded Amendments thereto (the "Declaration") under the provisions of Chapter 47C of the North Carolina General Statutes (The North Carolina Condominium Act) creating said Condominium filed for registration and recorded in Book 18690, Page 1123 Wake County Registry, and as shown in Condominium Map 2021, Pages 125-129 of the Wake County Registry, reference to such Declaration of Condominium, Amendments thereto, and the Exhibits attached thereto at the time of filing thereof (including the legal description and the plans of the Condominium) being hereby made for a more specific description of said Unit, together with the undivided allocated interests in and to the common elements as described and set forth in said Declaration, Amendments thereto, and the Exhibits attached thereto at the time of filing thereof, reference to said Declaration, Amendments, and the Exhibits attached thereto being hereby made for a more detailed description of said common elements.

EXHIBIT B

Permitted Exceptions

1. Taxes or assessments for the year 2021, and subsequent years, not yet due or payable.
2. Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Condominium Map Book 2021, Pages 125 – 129, Wake County Registry.
3. Terms, provisions, option, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded in Declaration of Condominium for 6001 McCrimmon Condominium recorded in Book 18690, Page 1123, Wake County Registry.
4. Rights of others in and to the party walls and common areas affecting the Property.
5. Rights of tenants in possession as tenants only under unrecorded leases.
6. Zoning ordinances affecting the Property.
7. Easements, covenants and restrictions of record.