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20151102000217290 DEED  
Bk:RB6035 Pg:498  
11/02/2015 09:45:23 AM 1/3

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$720.00

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### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$720.00

Parcel Identifier No. 9778-34-3325.006 Verified by [Signature] County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 610 Jones Ferry Road, Suite 202, Carrboro, NC 27510

THIS DEED is made this 15<sup>th</sup> day of October, 2015, by and between

GRANTOR	GRANTEE
MOONSKY, LLC, a North Carolina limited liability company	JFR SUNSPACE, L.L.C., a North Carolina limited liability company

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

**BEING all of that condominium unit located in the Town of Carrboro, Orange County, North Carolina, designated Unit 202 by that Declaration of WILLOW CREEK OFFICE CONDOMINIUM of record at Book 2590 Page 165, Orange County Registry, and by those plats and plans entitled, "WILLOW CREEK OFFICE CONDOMINIUM," of record at Plat Book 90 Pages 82 through 87 and Plat Book 94, Page 106, Orange County Registry, together with all rights, titles and interests appurtenant thereto.**

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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

**MOONSKY, LLC**

A North Carolina limited liability company

Address: 610 Jones Ferry Road, Ste. 100  
Carrboro, NC 27510

By: *Michael R. Sabatino*  
**Michael R. Sabatino, Manager**

By: \_\_\_\_\_  
**Werner Martin, Manager**

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein \_\_\_\_\_ includes X does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

Westchester <sup>New York</sup> County, ~~North Carolina~~

I hereby 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: **Michael R. Sabatino, Manager**

Date: 10/30/2015

*Michael V. Curti*  
Michael V. Curti, Notary Public  
Printed Name of Notary Public  
My commission expires: 5/10/2018

(Official Seal)

MICHAEL V. CURTI  
Notary Public, State of New York  
No. 02CUB221862  
Qualified in Westchester County  
My Commission Expires 5/10/2018

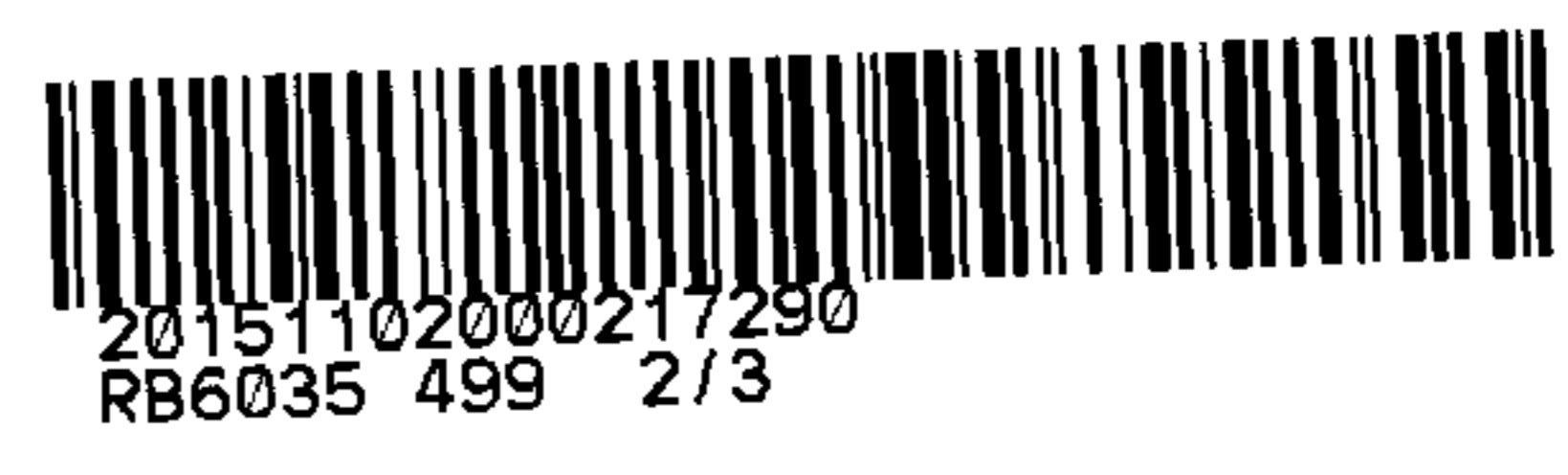
\_\_\_\_\_ County, North Carolina

I hereby 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: **Werner Martin, Manager**

Date: \_\_\_\_\_

\_\_\_\_\_, Notary Public  
Printed Name of Notary Public  
My commission expires: \_\_\_\_\_

(Official Seal)



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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

**MOONSKY, LLC**

A North Carolina limited liability company

Address: 610 Jones Ferry Road, Ste. 100  
Carrboro, NC 27510

By: \_\_\_\_\_  
**Michael R. Sabatino, Manager**

By: \_\_\_\_\_  
**Werner Martin, Manager**

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein \_\_\_\_\_ includes X does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

\_\_\_\_\_ County, North Carolina

I hereby 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: **Michael R. Sabatino, Manager**

Date: \_\_\_\_\_

\_\_\_\_\_, Notary Public  
Printed Name of Notary Public  
My commission expires: \_\_\_\_\_

(Official Seal)

Orange County, North Carolina

I hereby 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: **Werner Martin, Manager**

Date: 10/30/2015

Thomas R. Holt, Notary Public  
Printed Name of Notary Public  
My commission expires: 4/10/2020

(Official Seal)

