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BK 6771 PG 1309 - 1312 (4) DOC# 30068068
This Document eRecorded: 03/02/2022 03:47:59 PM
Fee: \$26.00 Tax: \$2,350.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by TERESA L. CECIL

Excise Tax: \$2350.00 Recording Time, Book and Page
Real Estate ID: PIN: 9778-34-3325.003 NB

Return after recording to: Grantee
This instrument was prepared by: Manning, Fulton & Skinner, P.A., Durham, NC 27701
Brief description for the Index: Willow Creek Condominium Unit 102 Book 2590 Page 165

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 2nd day of March, 2022 by and between

GRANTORS	GRANTEE
<p>Bad Cowboys, LLC, a North Carolina limited liability company 610 Jones Ferry Road, Unit 102 Carrboro, NC 27510</p>	<p>Elevate RE, LLC, a North Carolina limited liability company 802 Northern Shores Lane Greensboro, NC 27455</p>

The property conveyed by this instrument does not include the primary residence of Grantor.

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.

submitted electronically by "Sche11 Bray PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

WITNESSETH, that the Grantor has given, granted, and conveyed, and by these presents does hereby give, grant, and convey unto Grantee in fee simple all of its interest in and to those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The properties hereinabove described were acquired by Grantor by instrument recorded in Deed Book 2606, Page 562, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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:

- (i) Ad valorem taxes for the year 2022 and subsequent years;
- (ii) Matters shown on recorded condominium Plat Book 52 at Page 166 including (a) 20' sanitary sewer right-of-way (b) 30' sewer easement (c) drainage easement located on the Land;
- (iii) Matters shown on plat recorded in Platt Book 90 at Pages 82-87 and Plat Book 94 at Page 106;
- (iv) Easement(s) and/or Right(s) of Way to OWASA (Orange Water and Sewer Authority recorded in Book 2294 at Page 108;
- (v) Storm drainage easement recorded in Book 2294 at Page 108;
- (vi) Conditional Use Permit recorded in Book 2196 at Page 170;
- (vii) Annexation by the Town of Carrboro recorded in Book 1387 at Page 1;
- (viii) Easement(s) and/or Right(s) of Way to State Highway Commission recorded in Book 195 at Page 495;
- (ix) Sanitary Sewer right-of-way recorded in Book 242 at Page 1706;
- (x) Sewer easement recorded in Book 814 at Page 587;
- (xi) Drainage easement recorded in Book 814 at Page 594;
- (xii) Easement(s) and/or Right(s) of Way to Department of Transportation recorded in Book 471 at Page 379 and Book 882 at Page 548.

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

GRANTOR:

Bad Cowboys, LLC
a North Carolina limited liability company

By: James P. Manor
James P. Manor, M.D., Manager

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
James P. Manor, M.D., Manager

Date: March 2, 2022

Notary Public: Elizabeth Alcocer Alcocer
Printed Name: Elizabeth Alcocer Alcocer
My Commission Expires: May 17, 2026

(NOTARIAL SEAL)

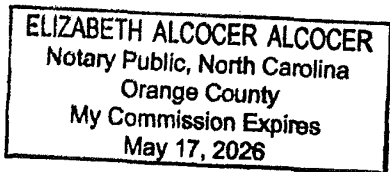


EXHIBIT A

Legal Description

PIN: 9778-34-3325.003

BEING ALL OF THAT UNIT OF WILLOW CREEK OFFICE CONDOMINIUM DESIGNATED UNIT 102 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.