

FILED
Person County
Russell Jones
Tax Administrator



Doc No: 398583
Recorded: 01/18/2022 11:17:27 AM
Fee Amt: \$26.00 Page 1 of 4
Transfer Tax: \$5,300.00
Person County North Carolina
Tonya R. Wilson, Register of Deeds
BK 1108 PG 418 - 421 (4)

NORTH CAROLINA
SPECIAL WARRANTY DEED

Excise Tax: \$5,300.00

Recording Time, Book and Page

Tap Map No. 0906-11-66-3678.000

Mail after recording to: Grantee

This instrument prepared by: Emily A. Gallimore, a licensed North Carolina attorney (without title examination). Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon distribution of closing proceeds.

THIS DEED made this 7th day of January, 2022 by and between

GRANTOR

E&D W RE 735 MADISON BLVD LLC, a Delaware limited liability company

MAILING ADDRESS:

600 Steamboat Road, Suite 200, Greenwich, Connecticut 06830

GRANTEE

THE CONDOS @NORTH FIFTH LLC

MAILING ADDRESS:

c/o Ted Hovivian, 515 East 79th Street, New York, NY 10075

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.

When Recorded Return To: H. Keebler
First American Title Insurance Company
National Commercial Services
1201 Walnut, Suite 700
Kansas City, MO 64106
File No: NCS 1099408

UNOFFICIAL Document

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, as tenants by the entirety, in fee simple, all that certain lot or parcel of land situated in Roxboro, Person County, North Carolina 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 1011, Page 270, Person County Register of Deeds.

Per N.C.G.S. §105-317.2, the property does not include the primary residence of Grantor.

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 Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, subject to the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: (a) easements, restrictions, declarations, reservations, agreements, instruments and other matters of record; (b) taxes and assessments, general and special, not now delinquent; and (c) rights of the public in and to the parts thereof in streets, roads or alleys.

[Signature Page Follows]

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Exhibit "A"

Legal Description

Real property in the City of Roxboro, County of Person, State of North Carolina, described as follows:

BEING THAT PARCEL OF LAND LYING IN ROXBORO TOWNSHIP, CITY OF ROXBORO, PERSON COUNTY, NORTH CAROLINA, AND BEING ALL OF WHAT IS SHOWN AND DESIGNATED AS PARCELS A & B ON THAT PLAT OF SURVEY ENTITLED "PROPERTY OF CARGO-BAMA ASSOCIATES II" SURVEYED BY HALL-HAMLETT AND ASSOCIATES, NEAL C. HAMLETT, R.L.S. DATED NOVEMBER 1983 AND RECORDED IN PLAT CABINET 1 AT PAGE 473-A, PERSON COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE DESCRIPTION OF SAME.

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