

ER
SR



20181012000194230 DEED
Bk:RB6531 Pg:128
10/12/2018 08:40:12 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$6800.00

SR

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$6,800.00

9880-46-9322.016
9880-46-9322.022

DB

Brief Description for Index: Unit Numbers 170 and 300 of DAWSON HALL CONDOMINIUM

Instrument prepared by Thomas R. Holt, Attorney at Law (without benefit of title examination)

Return to Grantee at 135 Parkway Office Court, Suite 105, Cary, NC 28511

THIS DEED is made this 9th day of October, 2018, by and between:

GRANTOR: **REDWING LAND, LLC**, a North Carolina limited liability company
400 Market Street, Ste. 205
Chapel Hill, NC 27516

and

GRANTEE: **DUNN INVESTMENTS, LLC**, a North Carolina limited liability company
135 Parkway Office Court, Suite 105
Cary, NC 27511

WITNESSETH:

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North Carolina (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "Kristoff Law Offices, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



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: ad valorem taxes for 2018 and subsequent years, zoning ordinances affecting the Property, matters that would be disclosed by a current and accurate survey of the Property, and easements, restrictions and rights of way of record.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

REDWING LAND, LLC,
a North Carolina limited liability company

BY: *D.R. Bryan*

NAME: D.R. Bryan

TITLE: Manager

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

D.R. Bryan, Manager of Redwing Land, LLC

Date: October 9, 2018

Notary Public

Print Name: Thomas R. Holt

My commission expires: 9-10-2020

[Official Seal]

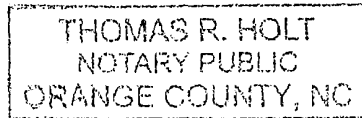




EXHIBIT A

BEING ALL of Unit Numbers 170 and 300 of DAWSON HALL CONDOMINIUM as described in the Declaration of Condominium of Dawson Hall Condominium, dated April 14, 2009 and recorded in Book 4711, Page 491, Orange County Registry, as amended in the First Amendment to the Declaration of Condominium of Dawson Hall, dated October 22, 2009, and recorded in Book 4844, Page 33, Orange County Registry, as amended in the Second Amendment to the Declaration of Condominium of Dawson Hall, dated August 27, 2010, and recorded in Book 5003, Page 27, Orange County Registry, as amended in the Third Amendment to the Declaration of Condominium of Dawson Hall, dated June 30, 2011, and recorded in Book 5182, Page 120, Orange County Registry, as amended in the Fourth Amendment to the Declaration of Condominium of Dawson Hall, dated May 21, 2014, and recorded in Book 5799, Page 248, as amended in the Fifth Amendment to the Declaration of Condominium of Dawson Hall, dated February 11, 2015, and recorded in Book 5910, Page 121, as amended in the Sixth Amendment to the Declaration of Dawson Hall, dated January 28, 2016, and recorded in Book 6070, Page 363, Orange County Registry, as amended in the Seventh Amendment to the Declaration of Dawson Hall, dated February 13, 2017, and recorded in Book 6265, Page 226, Orange County Registry and which condominium unit is further and more particularly described in the plats and plats recorded in Plat Book 105, Pages 40-48, and amended in Plat Book 106, Page 50, Plat Book 107, Page 110, Plat Book 108, Page 156, Plat Book 112, Page 197, and in Plat Book 116, Page 158, Orange County Registry, all to which reference is hereby made for a more particular description of same;

SUBJECT TO the Declaration of Covenants and Restrictions for The Vilcom Campus as recorded in Book 3659, Page 484, as amended, Orange County Registry;

TOGETHER with an undivided interest in the common elements of said condominium as more particularly set forth in the Declaration of Condominium as amended, which undivided interest shall automatically change in accordance with the Declaration of Condominium as the same may be amended.

Unit 170 PIN: 9880-46-9322.016

Unit 300 PIN: 9880-46-9322.022