

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**EXCISE TAX: \$2,619.00**

**PARCEL IDENTIFIER NO.: OUT OF 0725679390 (REAL ESTATE ID 0432657)**

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP (DLH), P.O. Box 33550 Raleigh, NC 27636

Brief description for the Index: Unit A, Village Square at Amberly Condo

This Deed is made as of the 17<sup>th</sup> day of APRIL, 2018.

**GRANTOR:**

**Gravity One Investments, LLC**  
 a North Carolina limited liability company  
 505 West Broad Street  
 Elizabethtown, NC 28337

**GRANTEE:**

**SHC Property Management, L.L.C.**  
 a North Carolina limited liability company  
 11720 Paceferry Drive  
 Raleigh, CN 27614

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 Grantor, for a valuable consideration paid by 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 real property situated in Wake County, North Carolina and more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "***Property***").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16168, Page 2045, Wake County Registry.

The property herein conveyed does not include the primary residence of Grantor.

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

And Grantor covenants with 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 (i) the lien of *ad valorem* property taxes on the Property for the

*North Carolina Special Warranty Deed*

submitted electronically by "Kennon Craver, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Wake County Register of Deeds.

calendar year in which closing occurs and subsequent years; (ii) matters of zoning affecting the Property; (iii) pending assessments and installments of confirmed assessments not due and payable on or before closing; (iv) easements, restrictions, covenants and other matters of record other than *bona fide* monetary liens or encumbrances, such as deeds of trust, mortgages, judgments or past due taxes or past-due assessments; and (v) the Condominium Documentation (as defined on **Exhibit A**) and all liens arising thereunder.

*[The remainder of this page is intentionally left blank.]*

*[Signature page and exhibit follow.]*

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

**Gravity One Investments, LLC**  
a North Carolina limited liability company

By: 

Name: DEAN C. HILTON

Title: Manager

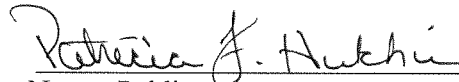
Wake County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Dean C. Hilton as Manager of Gravity One Investments, LLC.

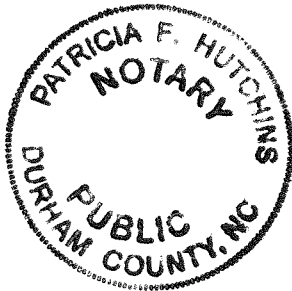
Date: February 27, 2018

My Commission Expires:

1-28-2019

  
Notary Public  
Print Name: Patricia F. Hutchins

[Affix Notary Stamp or Seal]



**Exhibit A**  
**(to North Carolina Special Warranty Deed)**

**Legal Description**

BEING known, described and designated as all of Unit A of The Village Square At Amberly Condominium, a condominium (the "*Unit*"), as more particularly described in the Declaration of Condominium For The Village Square At Amberly Condominium dated March 7, 2018, and recorded in Book 17062, Page 2468, in the office of Register of Deeds of Wake County, North Carolina (the "*Declaration*") and as shown or identified on plats and plans of said Condominium, recorded in Plat Book 2018, Pages 22 through 23, inclusive, in the office of Register of Deeds of Wake County, North Carolina (the "*Plats and Plans*"). The Declaration and Plats and Plans and all amendments thereto, if any, hereinafter referred to collectively as the "*Condominium Documentation*," the Condominium Documentation is incorporated herein by reference. TOGETHER WITH (i) an undivided interest in the Common Elements appurtenant to such Unit as set forth on Exhibit C to the Declaration, as amended from time to time; and (ii) all easements, property rights and benefits appurtenant to the foregoing Unit as set forth or shown on and in the Condominium Documentation.