



Doc No: 30075952
Recorded: 07/20/2022 09:29:08 AM
Fee Amt: \$26.00 Page 1 of 13
Excise Tax: \$14,063.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6789 PG 247 - 259 (13)

Melleyh. Kump

FOR MULTIPLE PIN SHEET

SEE BOOK 6789 PAGE 244

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$14,063.00
Tax Map No.

Recording Time, Book and Page
Parcel Identifier Numbers (PIN):
Several- See Attached Exhibit A

Instrument Prepared By: Maitland & English Law Firm, without benefit of title examination for Grantor.

Mail after recording to: Grantee c/o Maitland Law Firm @ 2 Couch Road, Chapel Hill, NC 27514

THIS DEED, made effective this 19th day of July, 2022, by and between

GRANTOR

**BEST OF M, LLC, a NC limited liability company,
with an undivided interest of 19.471%;
RAMSES PROPERTIES, LLC, a NC limited liability company,
with an undivided interest of 65.820%;
ROBERT LEVEEN, Trustee of THE ROBERT LEVEEN TRUST dated 5/17/2017,
with an undivided interest of 5.719%;
826 SOUTH OSAGE, LLC, a California limited liability company,
with an undivided interest of 7.430%; and
DOS MUNDOS HOLDINGS, INC., a California corporation,
with an undivided interest of 1.560%;
As Tenants in Common**

GRANTEE

**NC – SD Real Estate Connection, LLC, A North Carolina Limited Liability Company
Property Address: 800 Pritchard Ave., Chapel Hill, NC 27514
Fifty (50) Units, See Attached Exhibits**

The designation of 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

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 those certain lots or parcels of land situated in Orange County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

All or a portion of the properties hereinabove described were acquired by instruments recorded in:

SEE ATTACHED EXHIBIT A

*****THESE PROPERTIES DO NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR*****

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the title is marketable, and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein conveyed is subject to the following exceptions:

- Subject to 2022 ad valorem taxes, and all easements, conditions and restrictions of record, if any

IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

****SIGNATURE PAGES ATTACHED****

IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

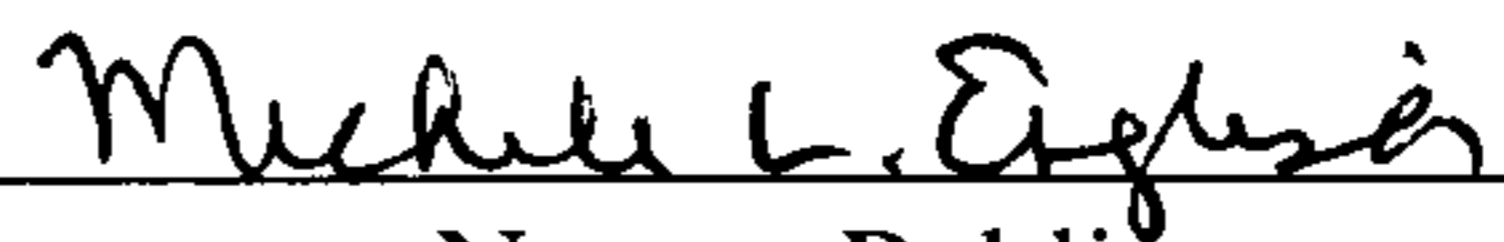
 (seal)

Robert N. Maitland, II
Executive Manager of Best of M, LLC, a NC limited liability company


STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **ROBERT N. MAITLAND, II**, personally appeared before me and acknowledged that he is **Executive Manager** of **Best Of M, LLC, a NC Limited Liability Company** and that by authority duly given and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed.

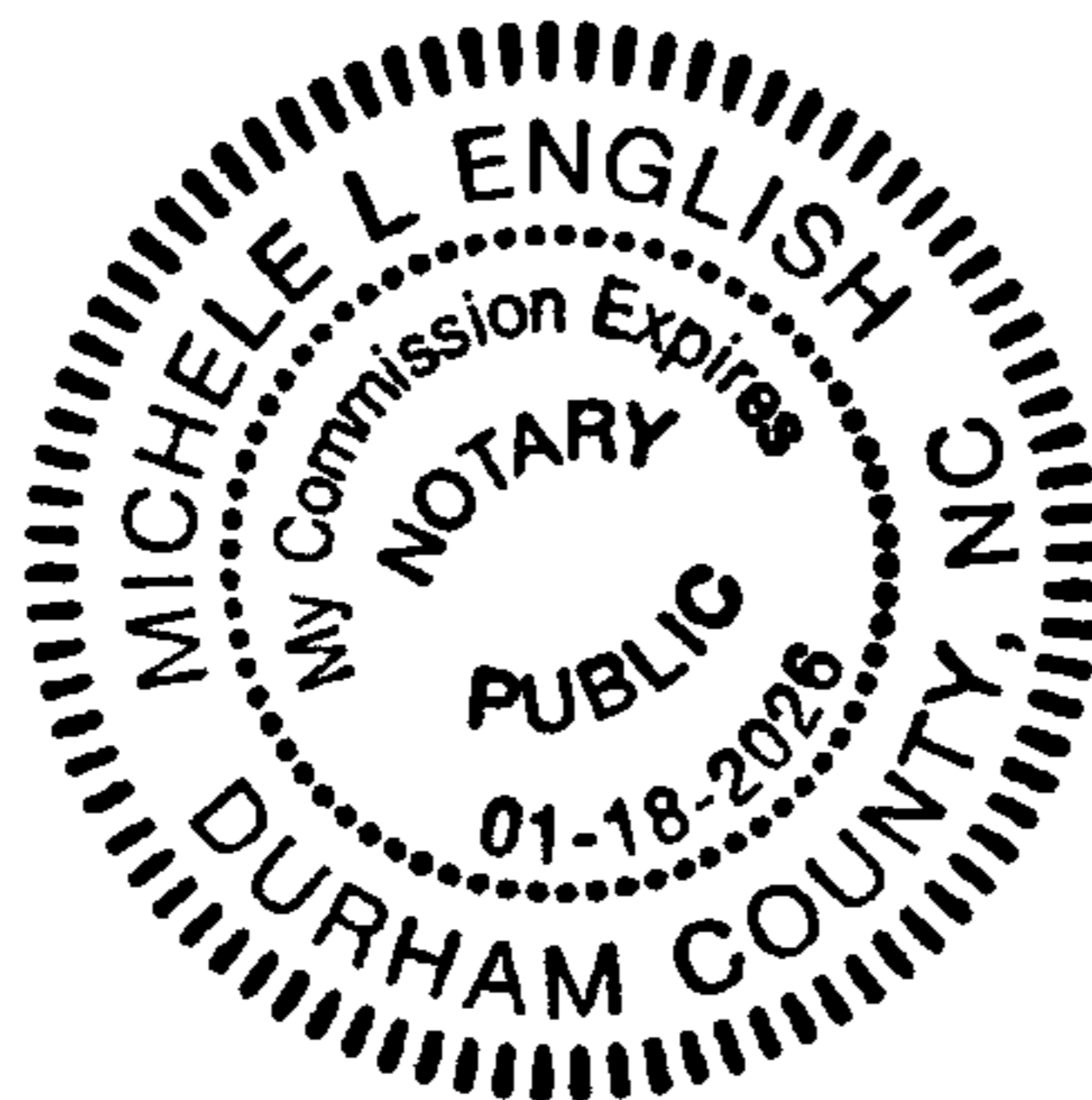
Witness my hand and official stamp or seal this ¹²~~10~~ day of ^{July}~~August~~, ²⁰²²~~2021~~.


Notary Public

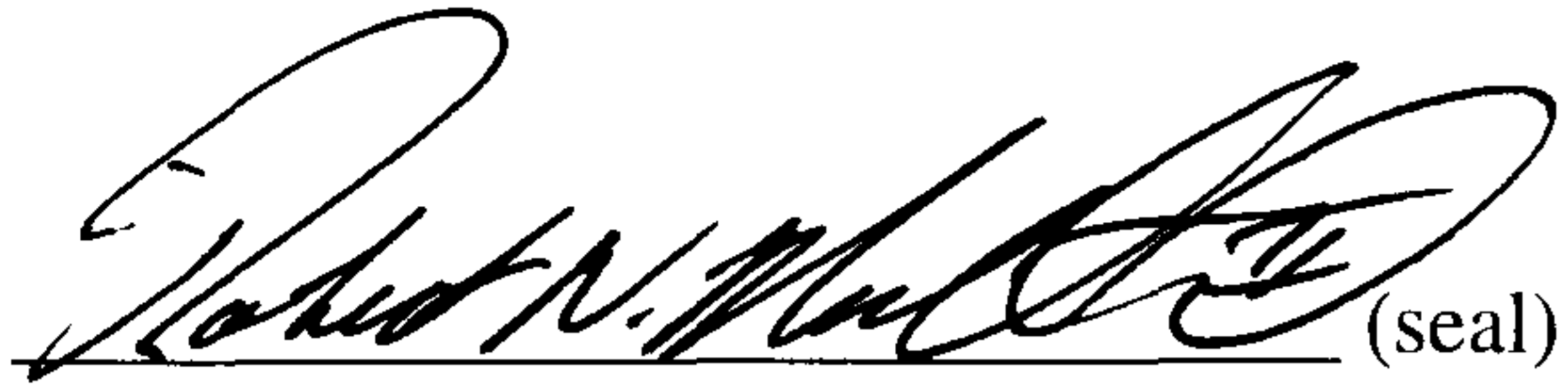
(Notary Seal)


Typed/Printed Name of Notary

My commission expires: 01-18-2024



IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

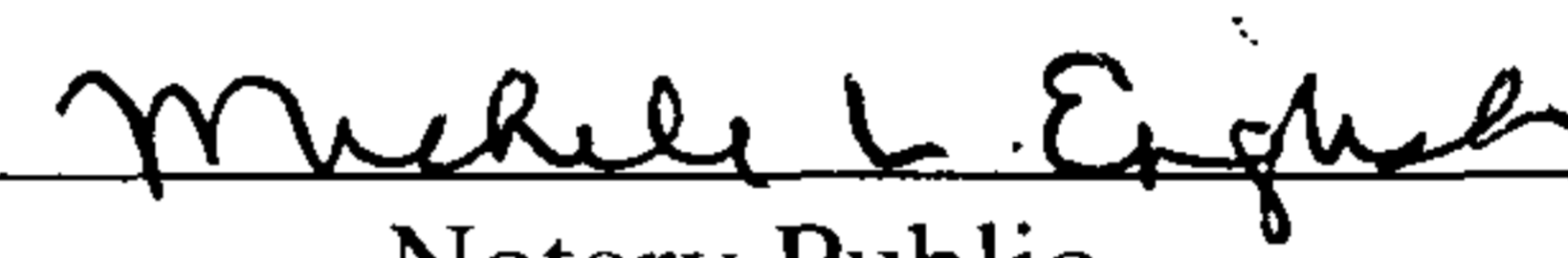
 (seal)

Robert N. Maitland, II
Manager and Sole Member of Ramses Properties, LLC, a NC limited liability company

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **ROBERT N. MAITLAND, II**, personally appeared before me and acknowledged that he is **Manager and Sole Member of Ramses Properties, LLC, a NC Limited Liability Company** and that by authority duly given and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal this 12 day of July, 2022nd.



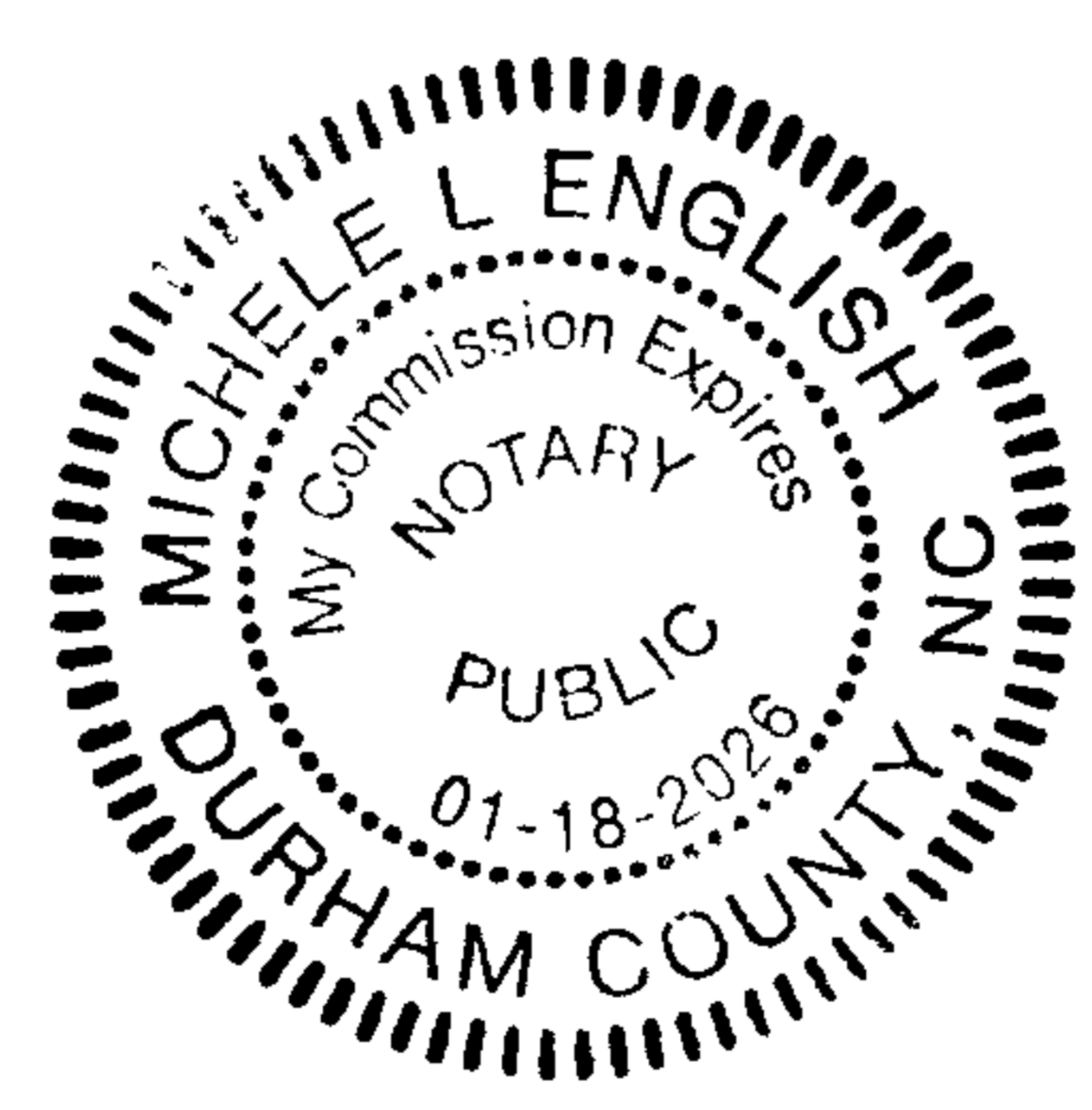
Notary Public

(Notary Seal)

Michele L. English

Typed/Printed Name of Notary

My commission expires: 01-18-2026



IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

Andrea Romero

(seal)

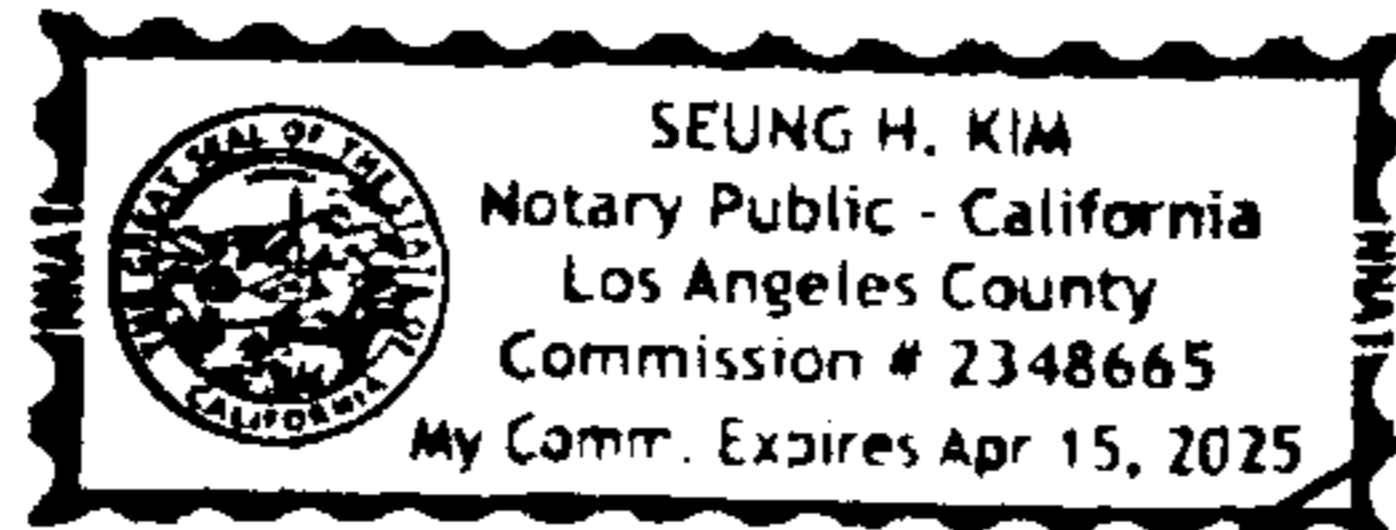
**Andrea Romero, individually and as Managing Member of
826 South Osage LLC**

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Andrea Romero** personally appeared before me and acknowledged that she is a **Managing Member of 826 South Osage LLC** and that for herself individually and by authority duly given as Managing Member and as the act of such entity, she executed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal this 13th day of July, 2022.

(Notary Seal)

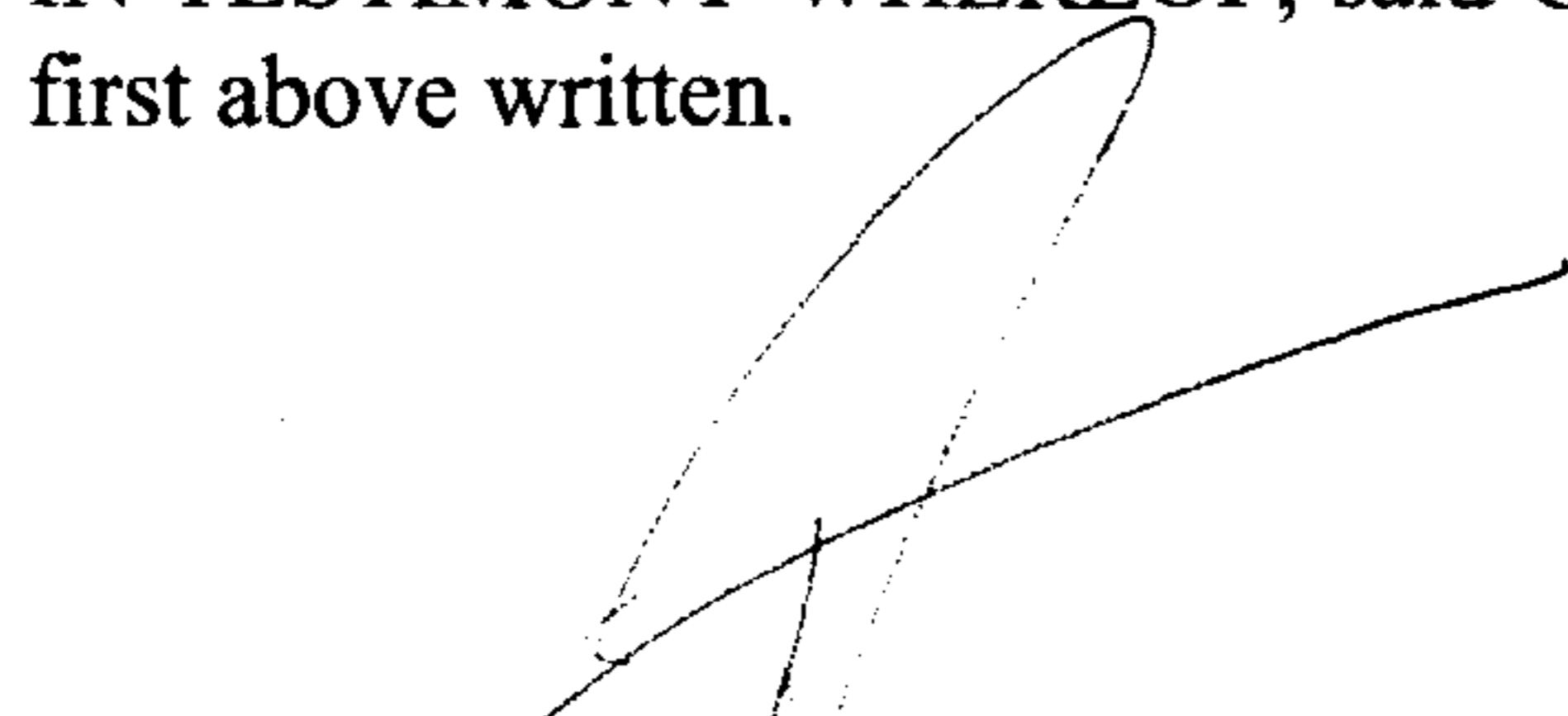


Seung H. Kim

Notary Public
SEUNG H. Kim
Typed/Printed Name of Notary

My commission expires: 04/15/2025

IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.



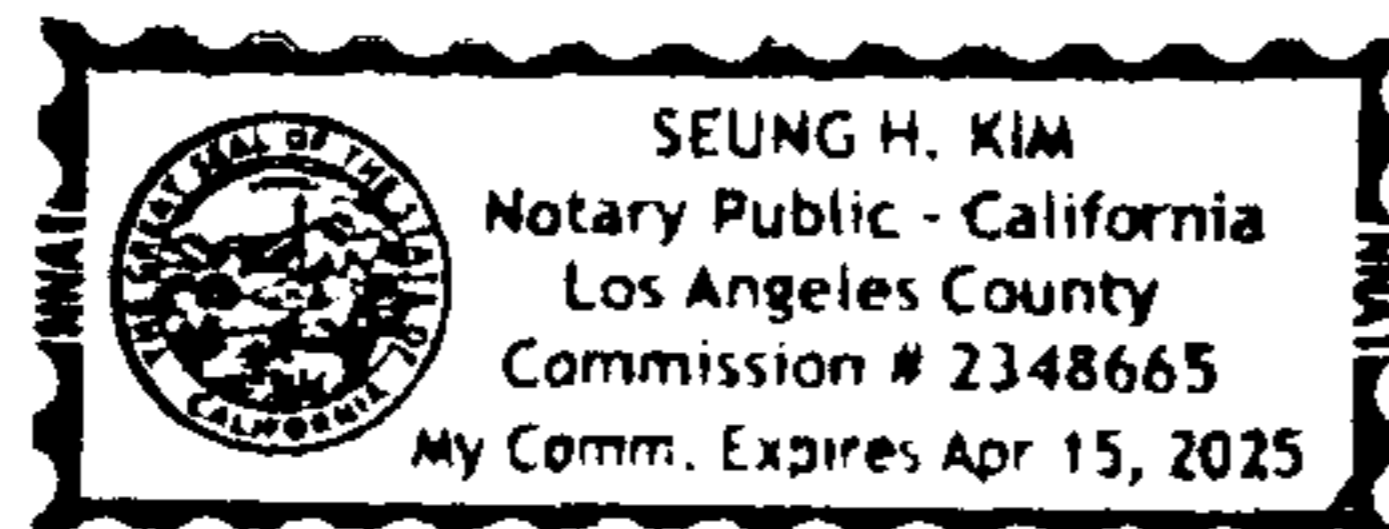
(seal)
**David Womark, individually and as Managing Member of
826 South Osage LLC**

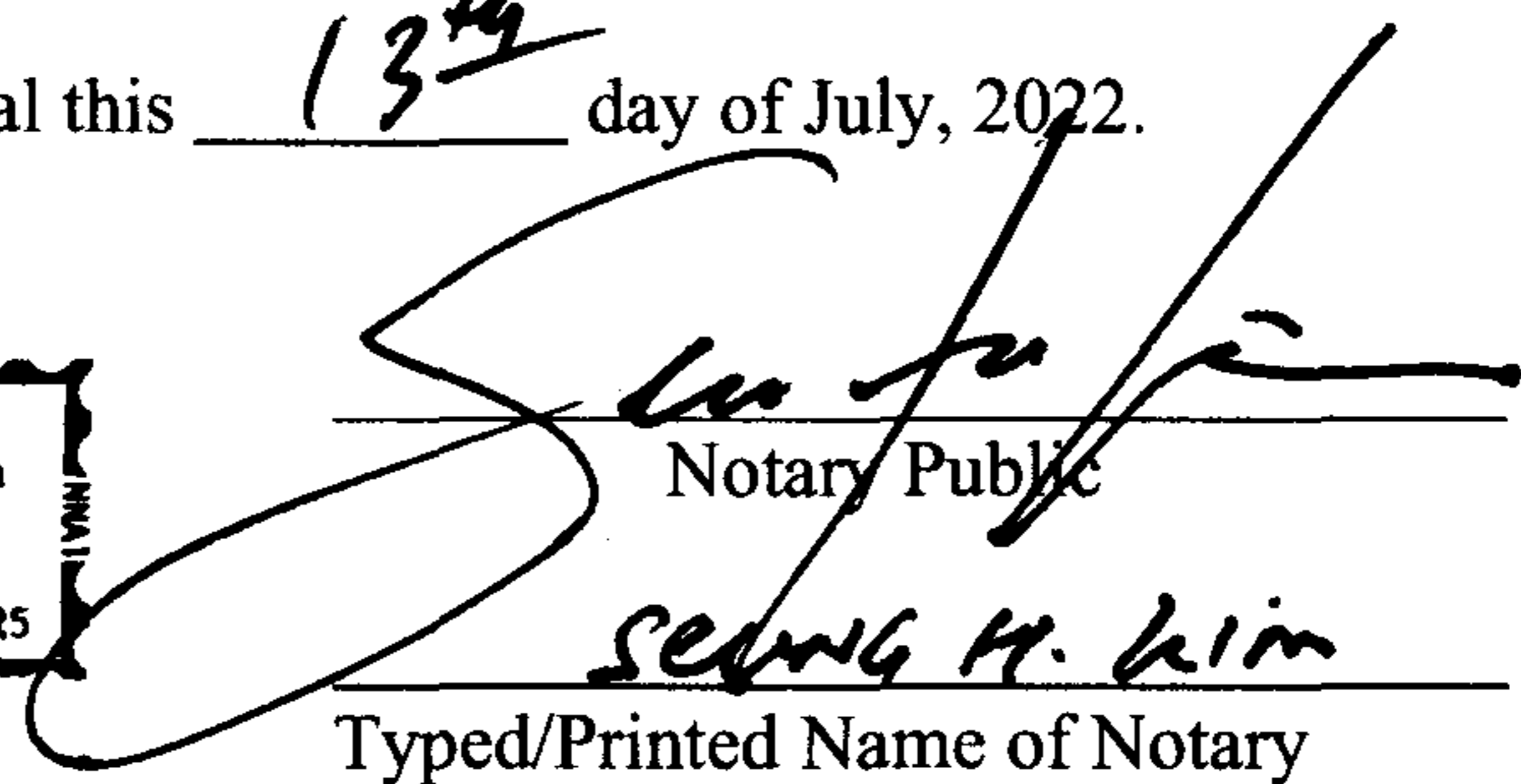
STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **David Womark** personally appeared before me and acknowledged that he is a **Managing Member of 826 South Osage LLC** and that for himself individually and by authority duly given as Managing Member and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal this 13th day of July, 2022.

(Notary Seal)

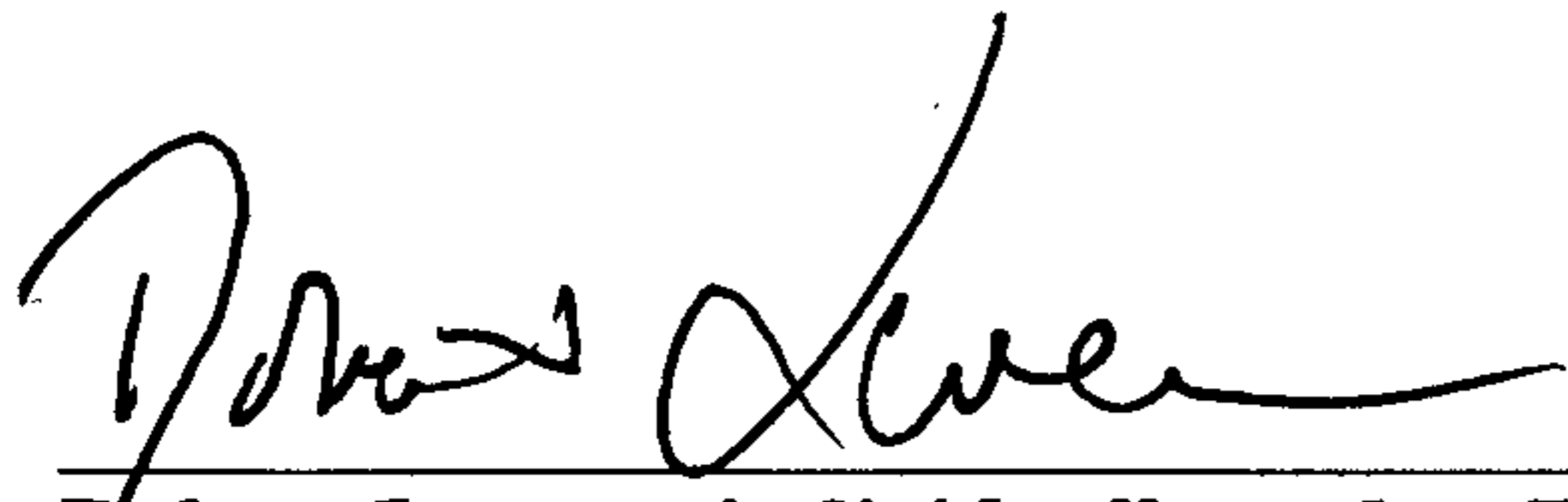




Notary Public
SEUNG H. KIM
Typed/Printed Name of Notary

My commission expires: 04/15/2025

IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.



(seal)

**Robert Leveen, individually and as Trustee of
The Robert Leveen Trust dated 5/17/2017**

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Robert Leveen** personally appeared before me and acknowledged that he is **Trustee of The Robert Leveen Trust dated 5/17/2017** and that for himself individually and by authority duly given as Trustee and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal this _____ day of July, 2022.

See CA Ack Attached
Notary Public

(Notary Seal)

Typed/Printed Name of Notary

My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



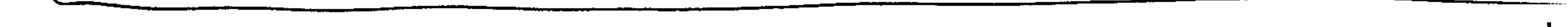
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 07/13/2022 before me, Randall C. Ono, Notary Public,
Date Here Insert Name and Title of the Officer

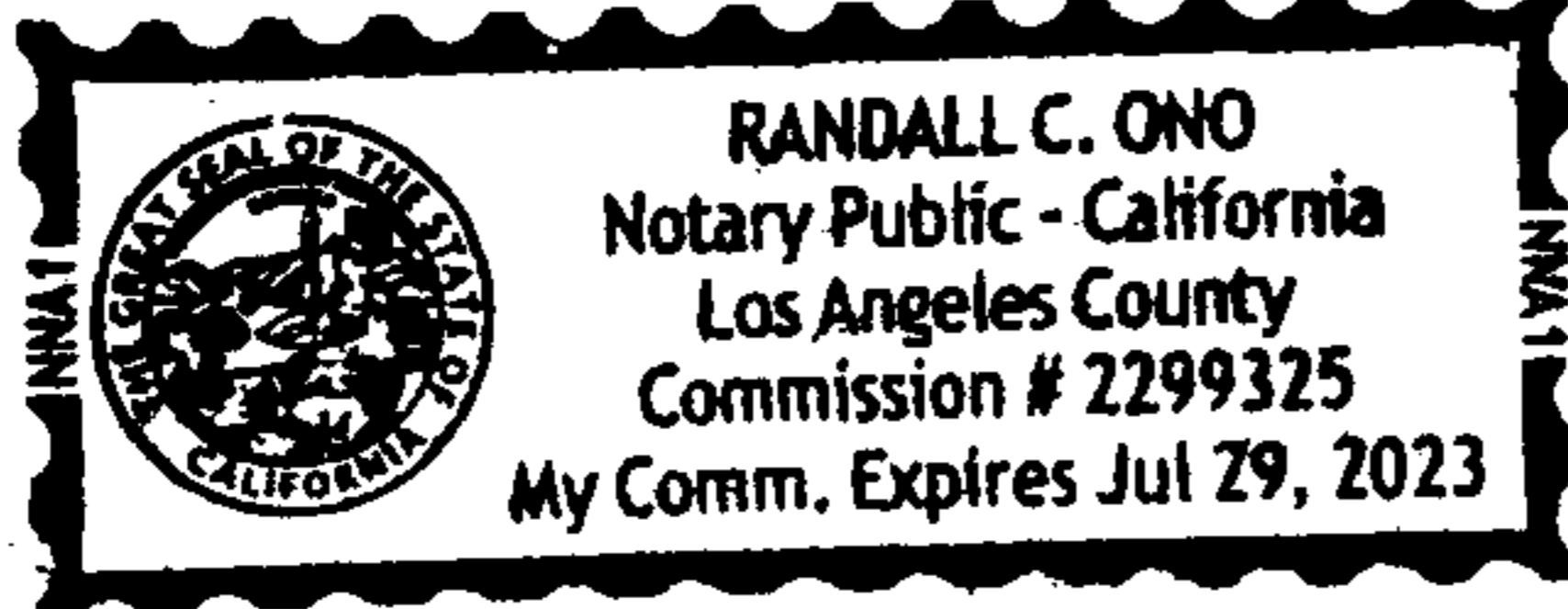
personally appeared Robert Leveen
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

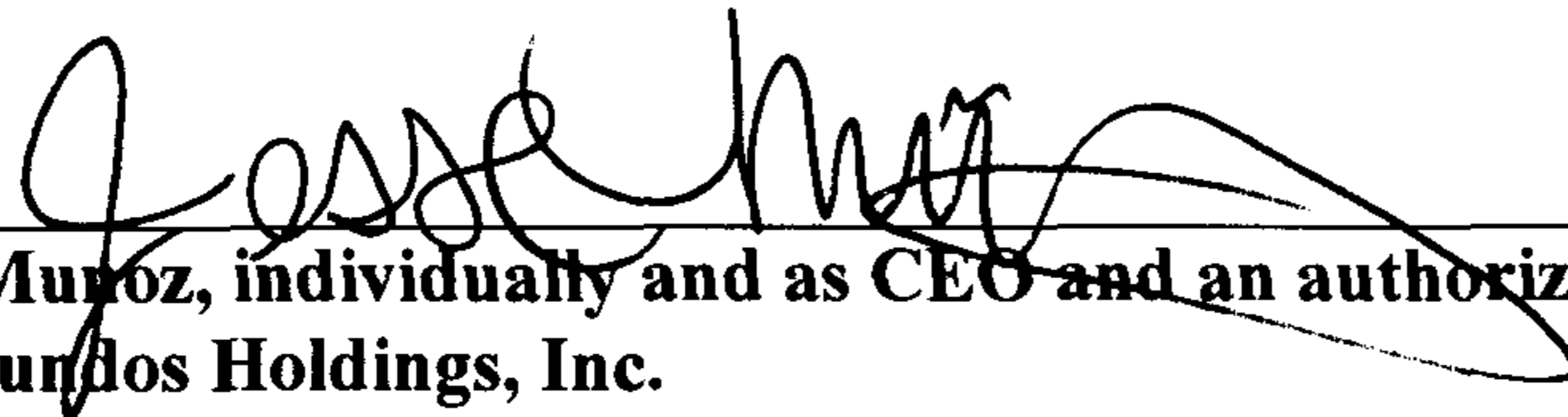
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



IN TESTIMONY WHEREOF, said Grantor has hereunto set his hand and seal the day and year first above written.

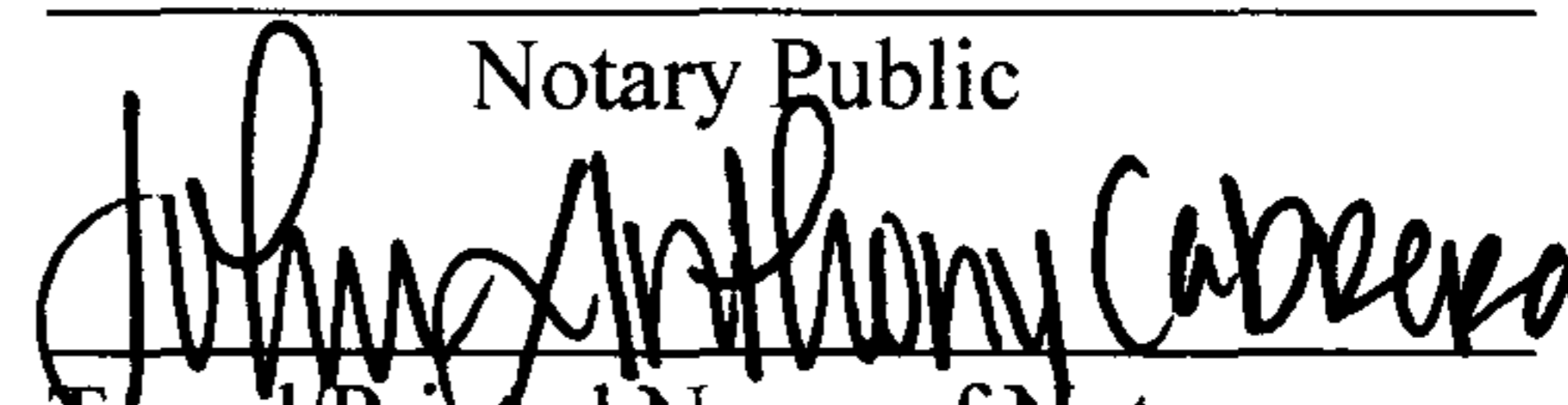
 (seal)
Jesse Munoz, individually and as CEO and an authorized officer of Dos Mundos Holdings, Inc.

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Jesse Munoz** personally appeared before me and acknowledged that he is **CEO and an authorized officer of Dos Mundos Holdings, Inc.** and that for himself individually and by authority duly given as CEO and an authorized officer of the company and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal this 13 day of July, 2022.

(Notary Seal)

Notary Public

Typed/Printed Name of Notary

My commission expires: 01/10/2023

**SEE ATTACHED CA
NOTARY CERTIFICATE**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On July 13, 2022 before me, John Anthony Cabrera, Notary Public

Date

Here Insert Name and Title of the Officer

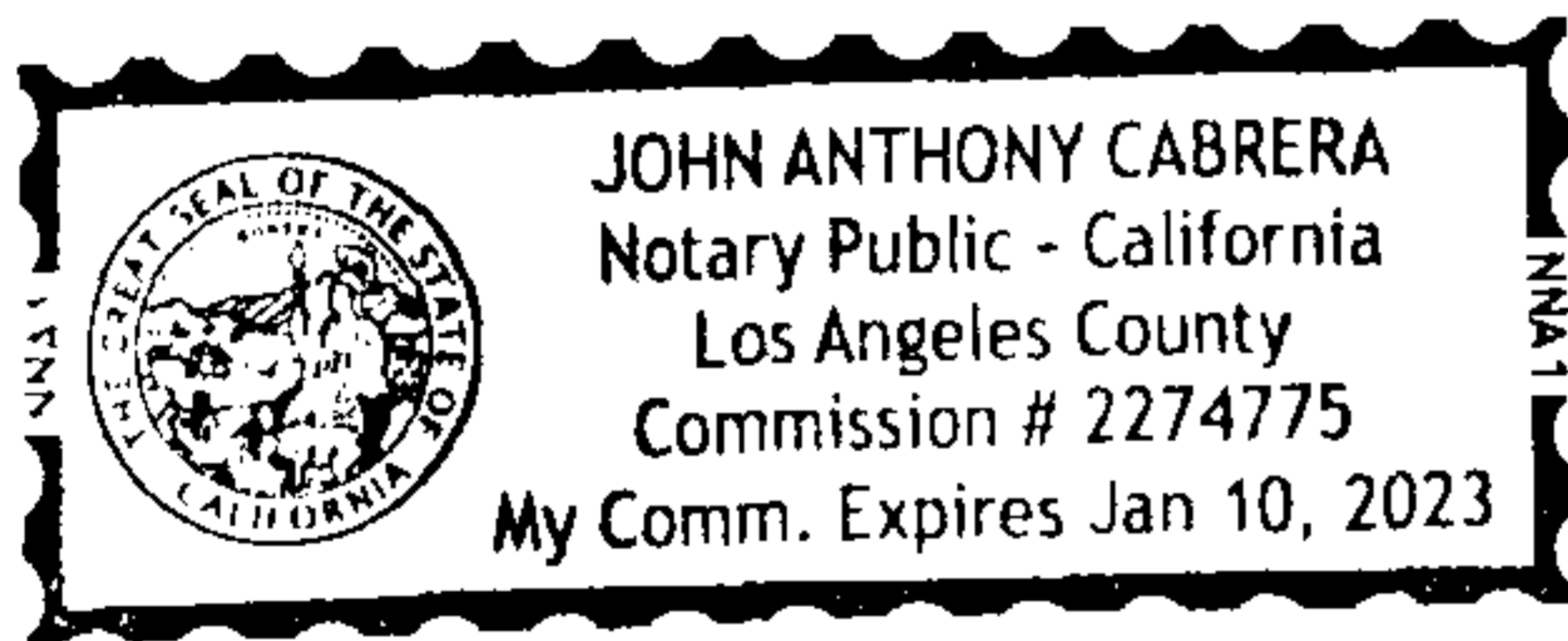
personally appeared Jesse Munoz

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: North Carolina General Warranty Deed

Document Date: _____ Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT A

TRACTS 1-42

BEING ALL OF UNITS A-1, A-3, A-4, A-5, A-6, A-10, A-11, A-12, A-13, A-14, A-15, A-17, C-1, C-2, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-12, C-13, C-14, C-15, D-3, D-6, D-7, D-8, D-9, D-11, D-12, D-13, D-14, D-15, D-17, E-6, G-3, H-4, H-5, H-8, H-9 OF THE UNIVERSITY GARDENS CONDOMINIUMS, ACCORDING TO PLAT BOOK 34, AT PAGE 7 THROUGH 9, ORANGE COUNTY REGISTRY, AND ACCORDING TO THE DECLARATION THEREOF, DATED 15TH DAY OF JULY 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 367, AT PAGE 577, ORANGE COUNTY REGISTRY, TOGETHER WITH ALL APPURTENANCES THERETO, ALL ACCORDING TO SAID DECLARATION, AND AS AMENDED IN BOOK 369, AT PAGE 533, ORANGE COUNTY REGISTRY.

Unit A-1 TAX ID: 9789-20-1266.001

Unit A-3 TAX ID: 9789-20-1266.003

Unit A-4 TAX ID: 9789-20-1266.004

Unit A-5 TAX ID: 9789-20-1266.005

Unit A-6 TAX ID: 9789-20-1266.016 *016 - 0016
IN E PROPOSED*

Unit A-10 TAX ID: 9789-20-1266.010

Unit A-11 TAX ID: 9789-20-1266.011

Unit A-12 TAX ID; 9789-20-1266.012

Unit A-13 TAX ID; 9789-20-1266.013

Unit A-14 TAX ID: 9789-20-1266.014

Unit A- 15 TAX ID: 9789-20-1266.015

Unit A-17 TAX ID: 9789-20-1266.017

Unit C-1 TAX ID: 9789-20-1266.028

Unit C-2 TAX ID: 9789-20-1266.040 *040 - 029
IN E PROPOSED*

Unit C-4 TAX ID: 9789-20-1266 031

Unit C-5 TAX ID: 9789-20-1266.032

Unit C-6 TAX ID: 9789-20-1266.033

Unit C-7 TAX ID: 9789-20-1266.034

Unit C-8 TAX ID: 9789-20-1266.035

Unit C-9 TAX ID: 9789-20-1266.036

Unit C-10 TAX ID: 9789-20-1266.037

Unit C-12 TAX ID: 9789-20-1266.039

Unit C-13 TAX ID: 9789-20-1266.029 *0040 me per plate*

Unit C-14 TAX ID: 9789-20-1266.041

Unit C-15 TAX ID: 9789-20-1266.042

Unit D-3 TAX ID: 9789-20-1266.048

Unit D-6 TAX ID: 9789-20-1266.051

Unit D-7 TAX ID: 9789-20-1266.052

Unit D-8 TAX ID: 9789-20-1266.053

Unit D-9 TAX ID: 9789-20-1266.054

Unit D-11 TAX ID: 9789-20-1266.056

Unit D-12 TAX ID: 9789-20-1266.057

Unit D-13 TAX ID: 9789-20-1266.058

Unit D-14 TAX ID: 9789-20-1266.059

Unit D-15 TAX ID: 9789-20-1266.060

Unit D-17 TAX ID: 9789-20-1266.062

Unit E-6 TAX ID: 9789-20-1266.069

Unit G-3 TAX ID: 9789-20-1266.084

Unit H-4 TAX ID: 9789-20-1266.091

Unit H-5 TAX ID: 9789-20-1266.092

Unit H-8 TAX ID: 9789-20-1266.095

Unit H-9 TAX ID: 9789-20-1266.096

Tracts 43-49

BEING ALL of Units No.1 , Building H; No.7, Building H; No. 11, Building C; No. 1, Building E; No. 1, Building G; No. 4, Building G; No. 3, Building H UNIVERSITY GARDENS, as shown on the plats and surveys as recorded in Plat Book 34, at Pages 7 through 9, Orange County Registry, and the undivided interest in and to the common areas and facilities and all appurtenances thereto belonging to each such Unit, all as set forth in that certain Declaration of Condominiums as recorded in Book 367, at Page 577, Orange County Registry, and as amended in Book 369, at Page 533, Orange County Registry, to which

declaration reference is hereby made for a more particular description of same.

Unit H-1 TAX ID: 9789-20-1266.088

Unit H-7 TAX ID: 9789-20-1266.094

Unit C-11 TAX ID: 9789-20-1266.038

Unit E-1 TAX ID: 9789-20-1266.064

Unit G-1 TAX ID: 9789-20-1266.082

Unit G-4 TAX ID: 9789-20-1266.085

Unit H-3 TAX ID: 9789-20-1266.090

Tract 50

Being Unit No. E-3, of the University Gardens Condominiums, according to Plat Book 34 at Pages 7

through 9, Orange County Registry, and also according to Declaration thereof, dated July 15, 1981, and recorded in Official Records Book 367 at Page 577, Orange County Registry, together with all appurtenances thereto, all according to said Declaration of Condominium and as amended in Book 369 at Page 533, Orange County Registry.

Unit E-3 TAX ID: 9789-20-1266.066