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20180731000145800 DEED  
**Bk:RB6502 Pg:124**  
07/31/2018 03:25:05 PM 1/5

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1356.00

JAA

Excise Tax \$ 1,356.00  
Parcel Identifier No. 9789338610.006 KPE  
Grantee mailing address: \_\_\_\_\_

Prepared by: Parker Poe Adams & Bernstein, LLP, 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601, Attn: Susan L. Elliott  
Return to: Kendall H. Page, Attorney at Law, 210 N. Columbia Street, Chapel Hill, NC 27514

**SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA §  
§  
COUNTY OF ORANGE §

This Special Warranty Deed (this **Deed**) is made as of July \_\_\_\_, 2018, by THE MEDICAL FOUNDATION OF NORTH CAROLINA, INCORPORATED, a 501(c)(3) not for profit North Carolina corporation (**Grantor**), whose address is 123 W. Franklin Street, Suite 510, Chapel Hill, NC 27516, Attn: President, to CORNERSTONE WORK SPACE, LLC, a North Carolina limited liability company (**Grantee**), whose address is \_\_\_\_\_.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to Grantor paid by Grantee, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, subject to the Permitted Exceptions (defined below), all of the real property more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes (the **Property**), together with any improvements thereon and all of Grantor's rights to appurtenances, easements, adjacent streets and alleys, strips, and gores.

The Property was acquired by Grantor by deed recorded in Book 775, Page 327, Orange County Registry, North Carolina.

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

Submitted electronically by "Kendall H. Page, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.



TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple, subject as set forth herein.

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 the exceptions set forth on **Exhibit B** attached hereto and incorporated by reference, including without limitation, ad valorem taxes and assessments for 2018 and subsequent years, for which Grantee has assumed liability for the payment thereof and for subsequent years.

[SIGNATURE PAGE FOLLOWS]



EXECUTED to be effective as of the date first written above.

**GRANTOR:**

**THE MEDICAL FOUNDATION OF NORTH CAROLINA, INCORPORATED**, a 501(c)(3) not for profit North Carolina corporation

By: Leslie H. Nelson-Bernier  
Name: Leslie H. Nelson-Bernier  
Title: President

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Letitia Anne Rogers, a Notary Public for Orange County, State of North Carolina, do hereby certify that Leslie H. Nelson-Bernier (“Signatory”), personally appeared before me this day and acknowledged that she is the President of THE MEDICAL FOUNDATION OF NORTH CAROLINA, INCORPORATED, a 501(c)(3) not for profit North Carolina corporation, and that she, as President, in such capacity and being authorized to do so, executed the foregoing instrument on behalf of the corporation.

I certify that the Signatory personally appeared before me this day, and  
(check one of the following)

(I have personal knowledge of the identity of the Signatory); or  
 (I have seen satisfactory evidence of the Signatory’s identity, by a current state or federal identification with the Signatory’s photograph in the form of:

(check one of the following)

a driver's license or  
 in the form of \_\_\_\_\_); or  
 (a credible witness has sworn to the identity of the Signatory).

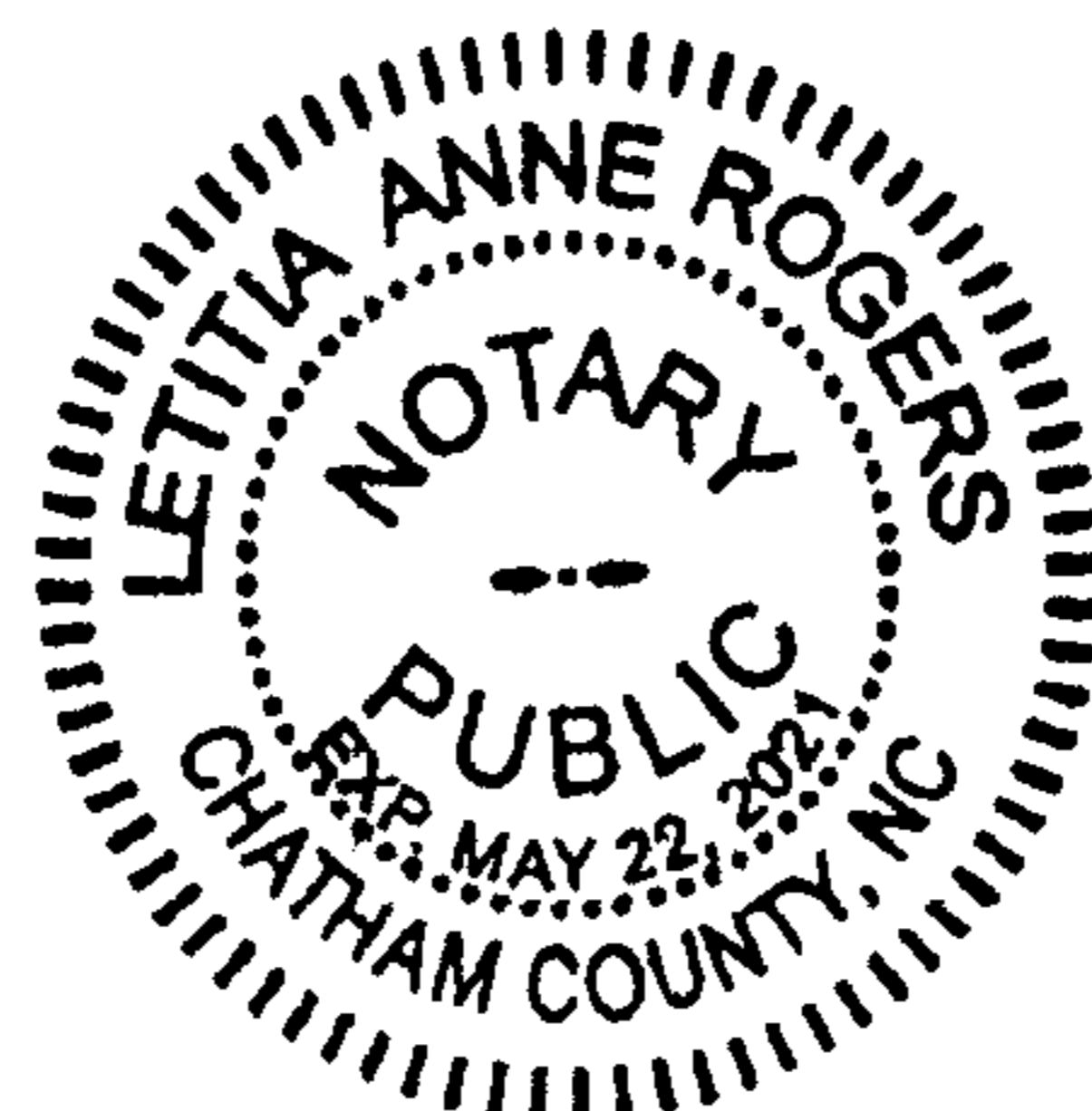
The Signatory acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this \_\_\_ day of July, 2018.

Letitia Anne Rogers  
Notary Public

My Commission Expires: May 22, 2021

[NOTARIAL STAMP-SEAL]





**EXHIBIT A**  
**REAL PROPERTY DESCRIPTION**

BEING all of Unit 880, Cedar Ridge Office Condominiums, together with all rights and easements appurtenant to said unit, including an undivided 24.8 percent interest as a tenant in common in and to the common areas and facilities as more fully defined in that certain Declaration of Unit Ownership, Exhibits and By-Laws attached thereto or referred to therein, recorded at Book 519, Page 616, Orange County Registry to which reference is made for a more particular description.



## **EXHIBIT B**

### **PERMITTED EXCEPTIONS**

- (1) ad valorem taxes for the year 2018 and subsequent years;
- (2) any "rollback" or other deferred ad valorem property taxes;
- (3) matters affecting title to the Property which would be shown on a current and accurate survey of the Property;
- (4) all easements, covenants, conditions, restrictions and other matters of record, including without limitation, the Declaration of Unit Ownership, Exhibits and By-Laws attached thereto or referred to therein;
- (5) all easements, restrictions and rights-of-way as may be apparent from an inspection of the Property; and
- (6) all statutes, codes, laws, ordinances, orders, rules and regulations of any governmental authority applicable to the Property, including those relating to zoning, subdivision, construction and land use.