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**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax (Revenue Stamps): \$679.00 Real Estate ID #: 9799-13-1048.004 *KR*

The property herein conveyed is *not* Grantor's primary residence. (NCGS 105-317.2)

After recording: Return to Grantee

This instrument was prepared by: Bagwell Holt Smith P.A. [without title examination or tax advice]

Brief description for the Index: See Exhibit A

THIS DEED is made as of the 6<sup>th</sup> day of January, 2023 by and between:

GRANTOR	GRANTEE
<p><b>L AND G PARTNERSHIP</b> a North Carolina general partnership</p> <p><u>Grantor's Address</u> 3500 Cedarwood Court Chapel Hill, NC 27514</p>	<p><b>INTEGRATIVE PROPERTY HOLDINGS, LLC</b> a North Carolina limited liability company</p> <p><u>Grantee's Address</u> 975 Cameron Lane Mebane, NC 27302</p>

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

SEE EXHIBIT A

submitted electronically by "Kennon Craver, 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 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 said real property in fee simple, 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, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following Permitted Exceptions:

- 1) *Ad valorem* taxes for the year in which closing occurs and for subsequent years.
- 2) Utility easements and unviolated covenants;
- 3) Conditions or restrictions that do not materially affect the value of the Property.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed the foregoing Special Warranty Deed by authority duly given, as of the day and year below written.

**L AND G PARTNERSHIP,**  
a North Carolina general partnership

By: Stanley B Levy (Seal)  
Stanley B. Levy, General Partner

Date: 10/27/2022

STATE OF NC - Orange COUNTY:

I certify that the following person personally appeared before me this day and acknowledged to me that she signed the foregoing document for the purposes stated therein and in the capacity indicated:  
Stanley B. Levy, General Partner

Date: 10/27/2022  
(Stamp or Seal)

Elizabeth S. Gold  
Signature of Notary

Printed Name: Elizabeth S. Gold

My commission expires: 01/23/2027

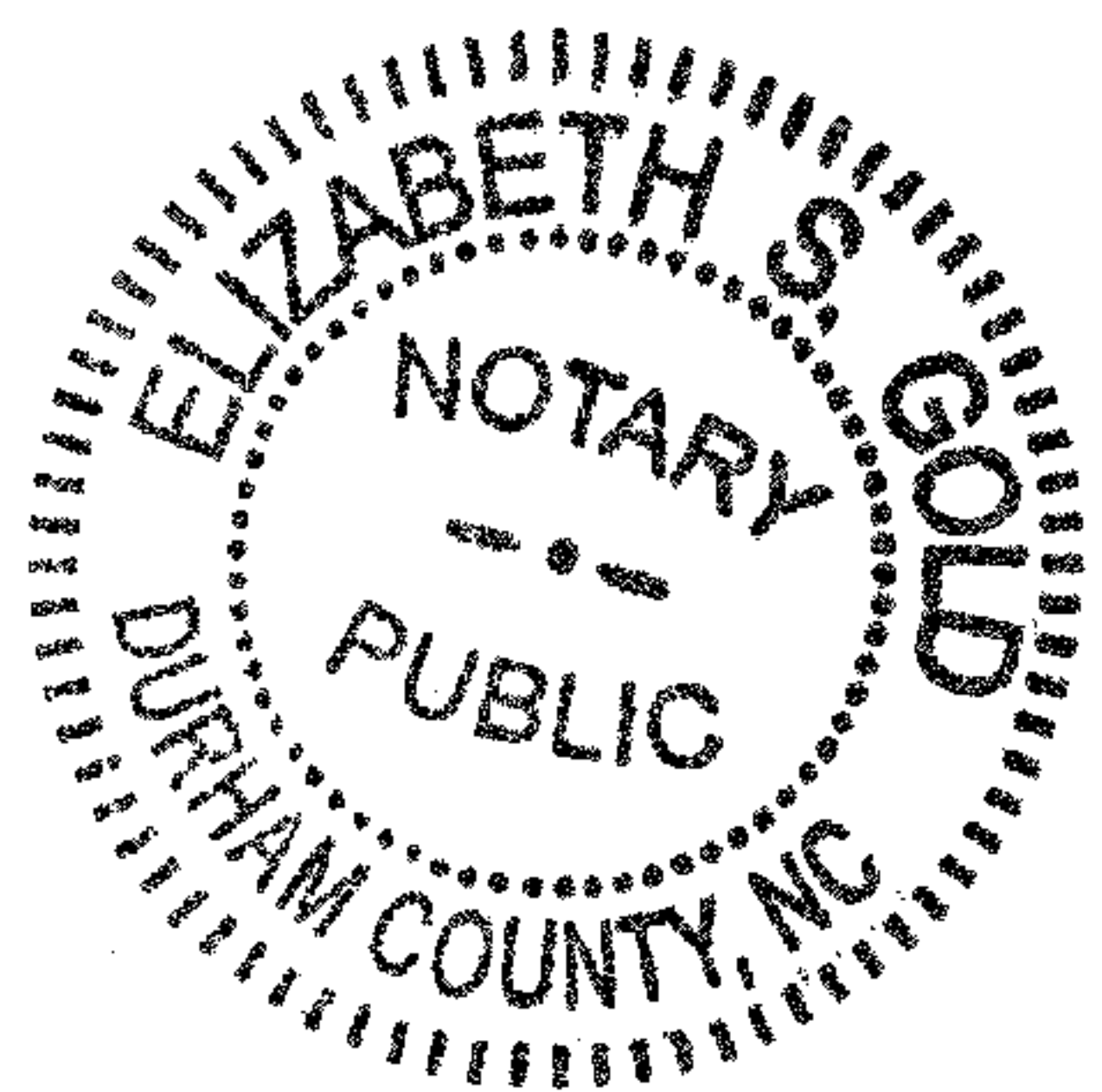


EXHIBIT A

Lying in Orange County and being more particularly described as follows:

Those certain premises comprising a portion of Terrace Office Condominium, said Condominium having been established under Chapter 47-A of the North Carolina General Statutes (Unit Ownership Act) and the Declaration of Condominium dated October 10, 1984, and recorded October 18, 1984, in Book 487, Page 514, Orange County Registry, or as same may be subsequently amended in accordance with the terms and conditions set forth therein (the "Declaration"), the premises hereby conveyed being more particularly described as follows:

1. Unit No. B-2, Terrace Office Condominium (the "Unit"), as described in the Declaration and as shown on the plan of Condominium which is recorded in Plat Book 40, Page 33 et seq., Orange County Registry; and

2. All the related percentage undivided interest appurtenant to the Unit in all Common Areas and Facilities of the Condominium, including the buildings and the improvements on the land described in the Declaration and as shown on the Plan of Condominium recorded as set forth above, and as same may be subsequently amended, in the Orange County Registry;

together with the right of ingress to and egress from said property and the right to use, for all purposes, in common with the Grantor, its successors and assigns, and all other occupants from time to time, any and all portions of Terrace Office Condominium, designated by the Declaration as "Common Areas and Facilities."

The Unit herein conveyed is intended for use for general office purposes only. This conveyance is subject to easements and rights of way of record, to ad valorem taxes for the current year, and to the reservations, restrictions on use and all covenants and obligations set forth in the Declaration, in the Articles of Incorporation and Bylaws of Terrace Office Condominium Association, Inc., which Articles and Bylaws are recorded in the Orange County Registry, all of which restrictions, payments of charges and all other covenants, agreements, obligations, conditions and provisions are

incorporated in this deed by reference and constitute and shall constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents as provided by law. Grantee, his heirs, successors, administrators, executors and assigns, by accepting this deed, hereby expressly assume and agree to be bound by and comply with all of the covenants, terms, provisions and conditions set forth in this deed, in the Declaration, and in said Articles of Incorporation, Bylaws and Rules and Regulations made thereunder, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium which may be levied against the Unit.