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Doc No: 30052457  
Recorded: 07/15/2021 11:12:13 AM  
Fee Amt: \$26.00 Page 1 of 4  
Excise Tax: \$750.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK 6734 PG 413 - 416 (4)

*Anna Wood*

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Prepared by: Beemer, Hadler, Willett & Lin, P.A. Excise Tax: \$750.00  
(without benefit of title examination)  
Return to: Holly H. Alderman, Esq. PIN: 9799-13-1396.004 *OB*  
100 Europa Drive, Suite 271, Chapel Hill, NC 27517

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**THIS DEED** made this 15 day of July, 2021 by and between

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**GRANTOR**

Ariana, S.M. Properties, LLC  
a North Carolina Limited Liability Company  
118 Castle Garden St., Cary, NC 27513

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

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**GRANTEE**

Carolina Cymru, LLC  
a North Carolina Limited Liability Company  
901 Willow Drive, Suite 4, Chapel Hill NC 27514

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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 that certain lot or parcel of land situated in the County of Orange, North Carolina, and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6624, Page 1232, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

AND THE GRANTOR COVENANTS with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that 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 hereinabove described is subject to the following exceptions:

Subject to 2021 taxes, easements, conditions and restrictions of record, if any.

**IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.**

**[SIGNATURE AND NOTARY PAGE(S) TO FOLLOW]**

Ariana, S.M. Properties, LLC  
a North Carolina Limited Liability Company

By:  (SEAL)  
Sarshar Motamedi, Manager

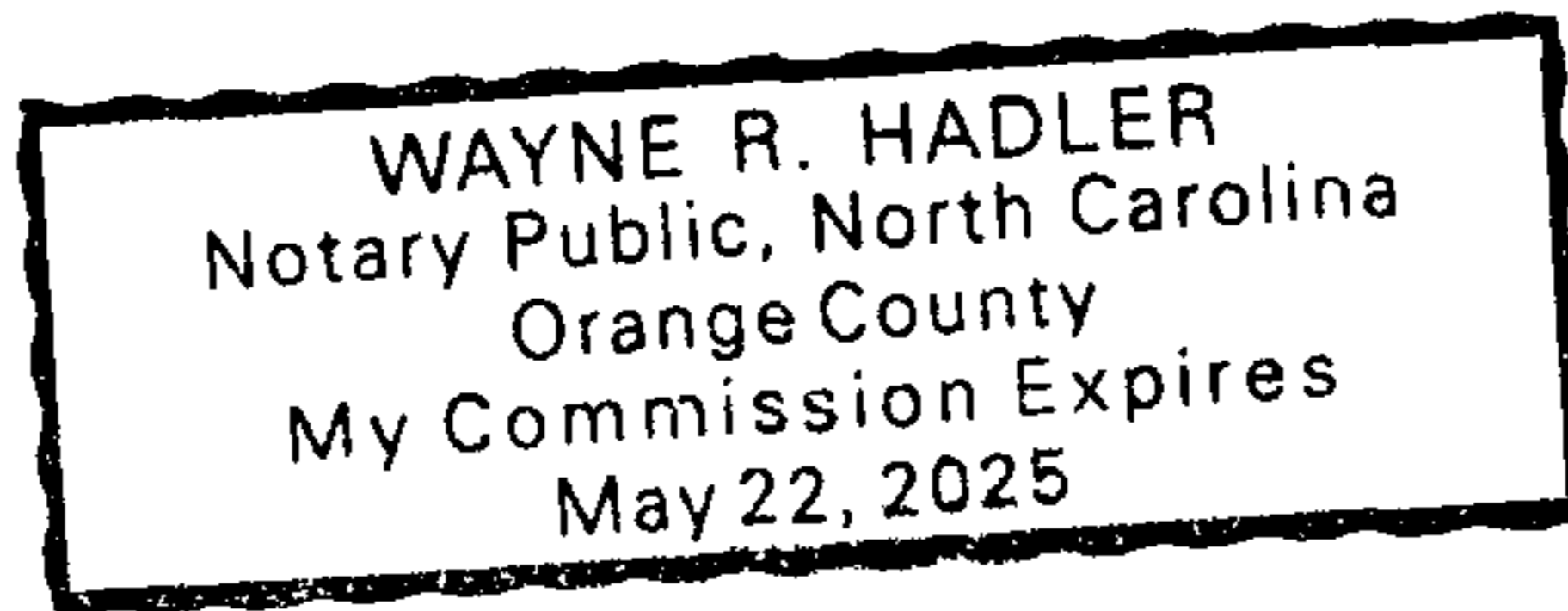
STATE OF North Carolina

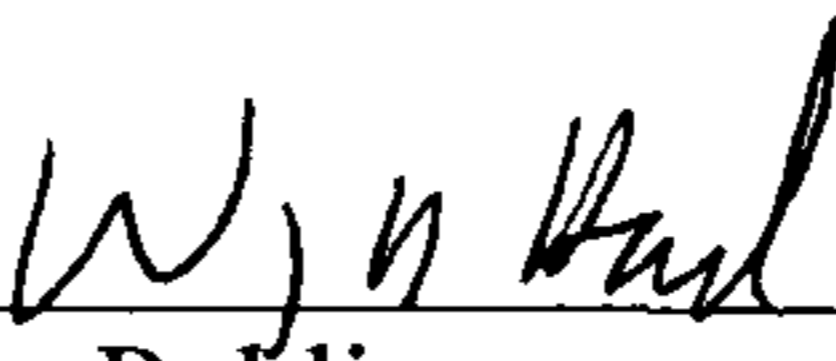
COUNTY OF ORANGE

I, Wayne R Hadler, Notary Public for the County of  
ORANGE, State of North Carolina,

certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: Sarshar Motamedi, Manager of Ariana, S.M. Properties, LLC, Grantor.

Witness my hand and official stamp or seal, this the 13 day of July, 2021.



  
Notary Public  
My Commission Expires: 5/22/2025

wrh/esl

**EXHIBIT A****Legal Description**

PIN 9799-13-1396.004 and Being designated as Unit No. 140 of DBCH Office Park Condominium, as shown on the Plats and Plans of DBCH Office Park, a Condominium, recorded in Condominium File 71, Pages 130 through 134 inclusive, as amended in Condominium File 105, Page 175, in the Orange County, North Carolina Registry.

Together with the undivided interest in the Common Elements allocated to said Unit by the Declaration of DBCH Office Park, a Condominium, dated May 18, 1994, and recorded in Book 1258, Page 522, Orange County Registry and as further amended from time to time and all rights and easements appurtenant to said Unit as specifically enumerated in the Declaration and any amendments thereto.

Subject to the terms, provisions, conditions, obligations, limitations, restrictions and easements binding upon the Unit and Unit Owners as more particularly set forth in the Declaration and any amendment thereto.

Site Address: 901 Willow Drive, Suite 4, Chapel Hill, NC 27514