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This instrument prepared by: Kennon Craver, PLLC (WAA)
Mail after recording to: Grantee

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

Excise Tax: \$1,110.00

PIN: 9864-91-4814.003 (Unit C); 9864-91-4814.004 (Unit D); 9864-91-4814.005 (Unit E)

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

MAS

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

THIS DEED is made this 11th day of September, 2020, by and between:

GRANTOR: Stuchiner-Mitchell, LLC,
a North Carolina limited liability company
5710 Catskill Court
Durham, NC 27713

and

GRANTEE: Bishop & Bishop, LLC
2916 Mt Sinai Rd
Chapel Hill, NC 27514

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Orange County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

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

AND THE 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 whomsoever claiming by, under or through Grantor, except for the following exceptions: See Exhibit B attached hereto and incorporated herein.

All or a portion of the property herein conveyed does **NOT** include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

GRANTOR:

Stuchiner-Mitchell, LLC
a North Carolina limited liability company

By: [Signature]
Name: Oren Stuchiner
Title: Manager

STATE OF NORTH CAROLINA

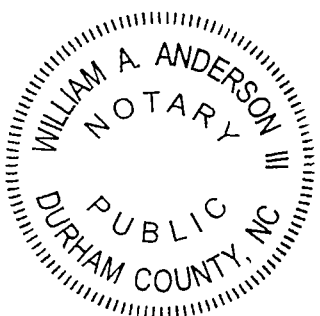
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Oren Stuchiner
[name of person signing in blank]

Date: 9/11/20

[Signature]
Notary Public

[Official Seal]



Print Name: William A. Anderson III

My Commission Expires: 2/13/24

EXHIBIT A

BEING ALL of Units C, D and E as per plat and survey entitled "Condominium Plat Property of C. T. Bennett, LLC", prepared by Dale D. Faulkner, P.L.S. dated October 15, 2007, now on file in the office of the Orange County Register of Deeds in Plat Book 103, Pages 175 and 176, to which reference is hereby made for a more particular description of same.

Together with all rights and easements appurtenant to said units as specifically enumerated in the Declaration of Condominium for the Granville Centre Condominiums, Inc., recorded in Book 4522, Page 141, Orange County Register of Deeds.

Together with all rights of grantor in and to the limited common elements and facilities appurtenant to said units; and subject to the said Declaration and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 20.42% (Unit C), 20.64% (Unit D), 19.74% (Unit E) as the common interest appertaining to the above units in the common elements; (2) use and restriction of use of the units for commercial purposes, and other uses reasonably incidental thereto as specified in the Declaration of Condominiums for the Granville Centre Condominiums, Inc.; (3) property rights of grantee as a unit owner, in and to the common elements; (4) obligations and responsibility of the grantee for regular common charges and special assessments and the effect of non-payment thereof as set forth in the Declaration and By-Laws annexed thereto; (5) limitations upon use of common elements; (6) obligations of grantee and the association, referenced in the By-Laws, for maintenance; and (7) restrictions upon use of the unit ownership in real property conveyed hereby.

PIN: 9864-91-4814.003 (Unit C)
9864-91-4814.004 (Unit D)
9864-91-4814.005 (Unit E)

Exhibit B

All documents recorded in Orange County Registry unless otherwise noted.

1. Taxes for the year 2021, and subsequent years, not yet due and payable;
2. Matters shown on plat recorded in Plat Book 103, Pages 175 and 176;
3. Declaration of Condominium for the Granville Centre Condominiums, Inc. recorded in Book 4522, Page 141;
4. Rights of other entitled thereof and to the common elements affecting the insured premises; and
5. Zoning ordinances affecting the property.