

**NORTH CAROLINA
SPECIAL CONDOMINIUM WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$EXEMPT

Return to: Grantee

Tax Parcel:

THIS DEED made this ____ day of _____, 2025 by and between

GRANTOR

TOWN OF CARRBORO, a North Carolina municipal corporation, a **46.4% undivided interest**, and THE COUNTY OF ORANGE, a body politic and corporate, a political subdivision of the State of North Carolina, a **53.6% undivided interest**
P.O. Box 8181
Hillsborough, NC 27278

GRANTEE

THE COUNTY OF ORANGE, a body politic and corporate,
a political subdivision of the State of North Carolina
P.O. Box 8181
Hillsborough, NC 27278

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, that certain property in the County of Orange, State of North Carolina more particularly described in **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 Deed Book 5582, Page 486 and Deed Book ____, Page ____, Orange County Registry.

Title to the property hereinabove described is subject to the following exceptions:

- All taxes and assessments if any due payable.
- Applicable zoning ordinances and other restrictions and regulations of government authorities.
- All of the terms, conditions, provisions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Covenants, Conditions and Restrictions of DRAKEFORD LIBRARY COMPLEX CONDOMINIUM PROJECT recorded in Deed Book ____, Page ____, Orange County Registry and the Bylaws of DRAKEFORD LIBRARY COMPLEX CONDOMINIUM PROJECT, all as now or hereafter may be amended.
- All other restrictions, agreements and easements of record which affect the Condominium.
- Each and all of such easements, rights-of-way, reservations, restrictions on use, and covenants, conditions, and obligations, are incorporated in this Deed by reference, and shall constitute covenants running with the Property inclusive of the Land, equitable servitudes and liens to the extent set forth in said documents as provided by law.

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.

GRANTOR covenants with the Grantee, that Grantor 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, subject to all the terms, provisions, conditions, obligations, limitations, restrictions and easements contained in the aforesaid Declaration, and any amendments thereto and subject to restrictions, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year set forth below.

SIGNATURE AND ACKNOWLEDGEMENT PAGES TO FOLLOW

[SIGNATURE AND ACKNOWLEDGEMENT TO FOLLOW]

**TOWN OF CARRBORO,
a North Carolina municipal corporation**

BY: _____(SEAL)

Name: _____

Title: Town Manager

Date: _____

ATTEST:

(SEAL)

By: _____

Name: Town Clerk

Title: _____

Date: _____

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, _____, Notary Public for the County of
_____, State of North Carolina, certify that the

_____, personally appeared
before me this day and acknowledged that (s)he is _____ Town Clerk of
the Town of Carrboro, a North Carolina municipal corporation, and that by authority duly
given and as the act of the municipal corporation, the foregoing and annexed instrument
was signed in its name by _____, its _____ Town
Manager, sealed, and attested by (him) (her) as its _____ Town Clerk.

Witness my hand and official stamp or seal, this the ____ day of _____, 2025.

Notary Public

My Commission Expires:

**THE COUNTY OF ORANGE,
a body politic and corporate,
a political subdivision of the State of North Carolina**

_____(Seal)
Chair
Orange County, North Carolina
Board of Commissioners

_____(Seal)
Laura Jensen, Clerk
Orange County, North Carolina
Board of Commissioners

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, Notary Public for the County of _____, State of North Carolina, certify that LAURA JENSEN, personally appeared before me on the ____ day of _____, 2025 and acknowledged that she is the Clerk to the Board of Orange County, North Carolina, Board of County Commissioners, and to verify Jamezetta Bedford's execution of this North Carolina Special Warranty Deed, conveying real property, that Jamezetta Bedford is Chair of the Orange County Board of Commissioners and signed in that capacity.

Witness my hand and official stamp or seal, this the ____ day of _____, 2025.

Notary Public
My Commission Expires:

EXHIBIT "A"

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

BEING all of Condominium Unit 1 in Drakeford Library Complex Condominium Project, a Condominium according to Declaration of Covenants, Conditions and Restrictions filed in Deed Book _____, Page _____, Orange County Registry and as may be further amended (hereinafter collectively the "Declaration") together with all of the appurtenances to said units, including the specified **53.6%** undivided interests in and to the common areas of Drakeford Library Complex Condominium Project. The foregoing unit are shown on the plat and plans recorded in Plat Book _____, Pages _____, Orange County Registry. Said Declaration, amendments thereto, and plat and plans are hereby incorporated herein by reference.

Site Address: 203 South Greensboro Street, Carrboro, NC 27510

PIN: