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Official Document

This instrument prepared by:
Boyden R. Gabell, III,
Gabell Beaver LLC,
Counselors at Law
306 Lansdowne Road
Havertown, PA 19083

RETURN TO:
Grantee

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

SPECIAL WARRANTY DEED
Parcel Identifier No. 9788-37-2791
Excise Tax: \$9,600.00 *m*

THIS DEED, made and entered into this 30th day of April, 2021, by and between PNC BANK, NATIONAL ASSOCIATION, a national banking association ("Grantor"), successor by merger to Orange Federal Savings and Loan, having an address of 300 Fifth Avenue, Pittsburgh, PA 15222, to Rosemary Chapel Hill Apartments, LLC ("Grantee"), having an address of 4601 Park Road, Suite 450, Charlotte, North Carolina 28209,

WITNESSETH:

FOR AND IN CONSIDERATION of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration made to Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold and does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, in fee simple, that certain parcel or tract of land lying and being situate in the Town of Chapel Hill, Orange County, North Carolina, and more particularly described as shown on EXHIBIT A attached hereto (the "Property").

This conveyance is expressly subject to all restrictions of record and those additional terms and conditions as shown on EXHIBIT B attached hereto.

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.

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