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SR



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20190128000015620 DEED  
Bk:RB6571 Pg:93  
01/28/2019 03:42:45 PM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$39850.00

SR

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$39,850.00

Parcel Identifier No. 9798350070 Verified by AKB County on the \_\_\_ day of \_\_\_, 20\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee at 5836 Fayetteville Road, Ste. 204 Durham, NC 27713

This instrument was prepared by: Kennon Craver, PLLC  
Brief description for the Index: 1011 S. Hamilton Rd., Chapel Hill

THIS DEED made this 23rd day of January, 2019, by and between

**GRANTOR**

The Station at Chapel Hill, LLC,  
a Delaware limited liability company

1450 Environ Way  
Chapel Hill, NC 27517

**GRANTEE**

Mattie Equity, LLC,  
a North Carolina limited liability company

5836 Fayetteville Road, Ste. 204  
Durham, NC 27713

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND INCOPORATED HEREIN BY REFERENCE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6254 page 317.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 118 page 152.

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.

KC: 388693

submitted electronically by "Harriss & Marion, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.



And the Grantor covenants with the 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 claiming by, under or through Grantor, other than the following exceptions: See Exhibit B attached hereto and incorporated herein by reference.

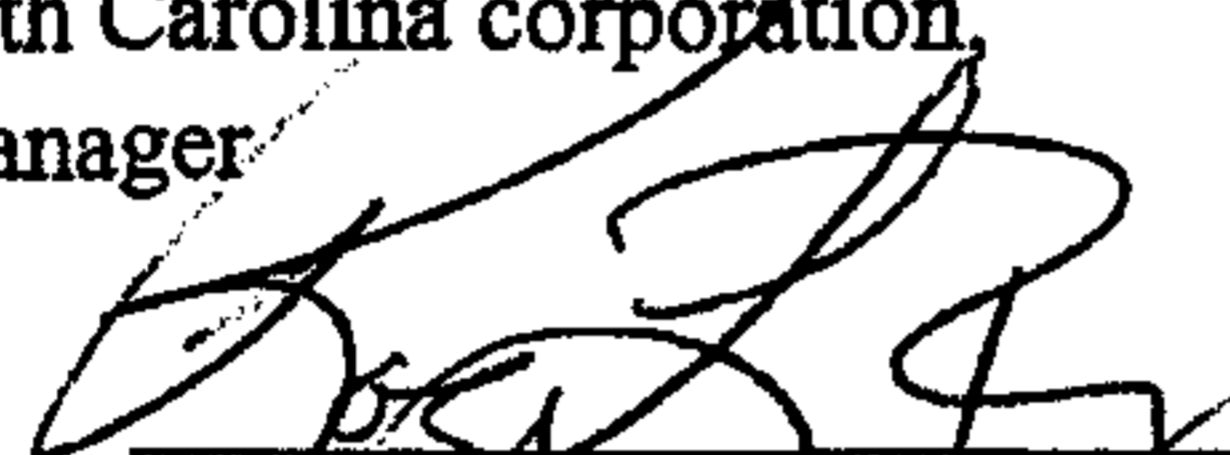
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

The Station at Chapel Hill, LLC,  
a Delaware limited liability company

By: East West Station, LLC,  
a North Carolina limited liability company,  
its Managing Member

By: East West Partners Management Company, Inc.,  
a North Carolina corporation,  
its Manager

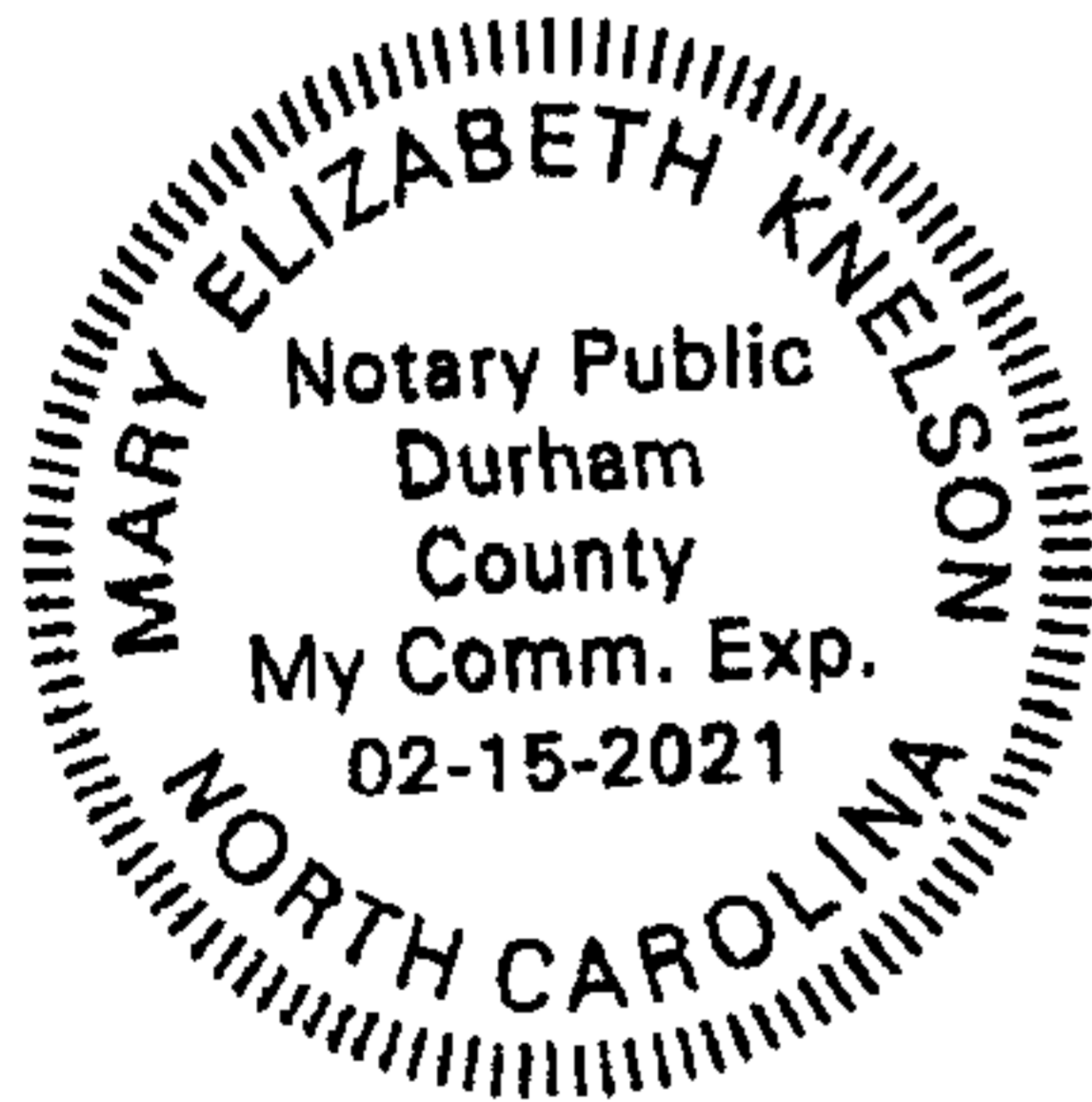
By:   
Name: Roger L. Perry  
Title: President

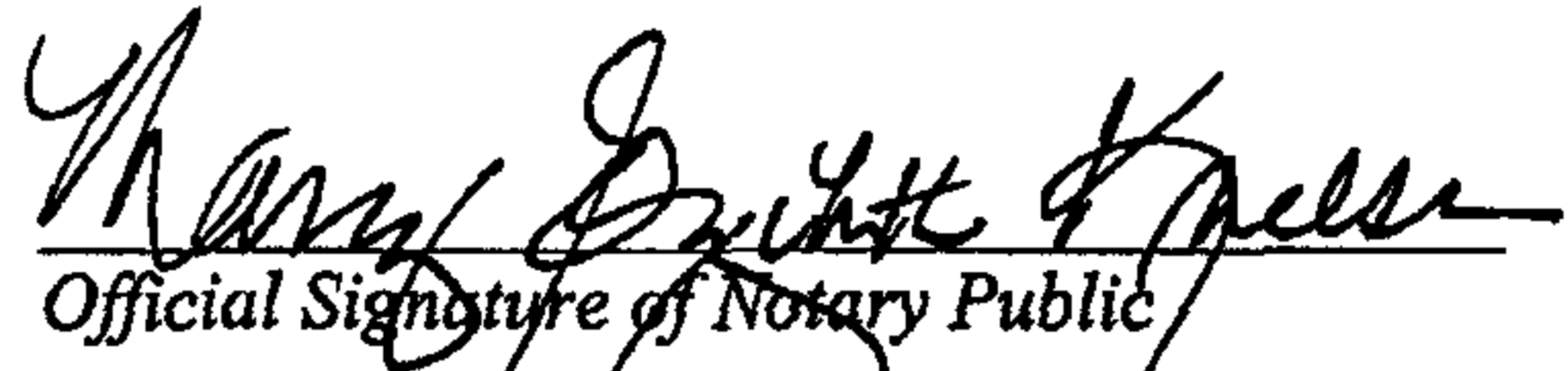
DURHAM County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: ROGER L. PERRY  
(name of person signing in blank)

Date: 1/23, 2019

(Affix Official Seal below)



  
Official Signature of Notary Public

Print Name: MARY ELIZABETH KNELSON

My commission expires: 2/15/21

**EXHIBIT A**



LYING in the State of North Carolina, County of Orange:

PROPERTY located on the East side of Hamilton Road and being all of Lot 2, containing 0.93 acres, as shown on Plat entitled "The Station East 54" by John R. McAdams, dated May 25, 2018 and recorded in Plat Book 118 at Page 152, Orange County Registry, to which reference is made.

Together with the slope easement and maintenance and repair easement described in Easement Agreement recorded in Book 6257, Page 286, Orange County Registry.

The Property has a street address if 1101 S. Hamilton Road, Chapel Hill, NC, and a tax parcel # 9798350070.



**EXHIBIT B**

1. Taxes for the year 2019, and subsequent years, not yet due and payable;
2. Subject to matters shown on plats recorded in Plat Book 118, Page 152 and Plat Book 118, Page 133;
3. Easement Agreement between East 54 Condominium Association and The Station at Chapel Hill recorded in Book 6257, Page 286;
4. Right of Way Agreement between the Town of Chapel Hill and Duke Energy Carolinas, LLC recorded in Book 4725, Page 586;
5. Easement(s) to Duke Energy recorded in Book 6261, Page 431;
6. Stormwater Management Facility Operation and Maintenance Manual recorded in Book 6468, Page 67;
7. Memorandum of Lease by and between The Station at Chapel Hill, LLC (Lessor) and TrueBridge Capital Partners, LLC (Lessee) recorded in Book 6254, Page 374, Amended and Restated in Book 6325, Page 425;
8. Memorandum of Lease by and between The Station at Chapel Hill, LLC (Lessor) and RGN-Chapel Hill II, LLC (Lessee) recorded in Book 6437, Page 465, Amended and Restated in Book 6525, Page 422;
9. Development Agreement between East West Partners Management Company, Inc. and the Town of Chapel Hill recorded in Book 6237, Page 129, as affecting those certain Assignment and Assumption Agreements recorded in Book 6248, Page 65 and Book 6254, Page 320; and
10. Restrictions appearing of record in Book 6525, Page 399.