



DN

20140430000070270 DEED
BK:RB5782 Pg:340
04/30/2014 12:13:14 PM 1/6

FILED Deborah B. Brooks
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$.00

DB

QUITCLAIM DEED

Drawn by: C. D. Hogue, III, 110 West Margaret Lane, Hillsborough NC 27278
Mail to: Grantee
Grantors address: 1 Sycamore Drive, Chapel Hill NC 27514
The property does not include the primary residence of at least one of the Grantor (per NC GS § 105-317.2)
Tax Stamps: -0-

**STATE OF NORTH CAROLINA
COUNTY OF ORANGE**

THIS DEED is dated the 29 day of April, 2014, and is by and between MICHAEL E. BERNHOLZ & JEAN FREEMAN BERNHOLZ (also known as Jean Freeman Burnholz and Jean F. Bernholz), husband & wife, hereinafter called Grantor, and 106 CHURTON LLC, a North Carolina Limited Liability Company, hereinafter called Grantee, and who has a mailing address of: 1340 Environ Way, Chapel Hill NC 27517

NOW, THEREFORE, in consideration of the TEN DOLLARS and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor has remised, released and forever quitclaimed and by these presents does for himself and his heirs, successors, and assigns, justly and absolutely remise, release, and forever quitclaim unto the Grantee, his heirs successors, and assigns forever, all right, title, and interest as the Grantor has or ought to have in or to all that piece, tract, parcel or lot of land described as follows:

Parcel One: LYING AND BEING in Hillsborough Township, Orange County North Carolina and having PIN 9874064156 and being described and shown on the attached EXHIBIT A and Exhibit A-1.

AKB

Parcel Two: AND BEING in Hillsborough Township, Orange County North Carolina and having PIN 9874063392 and being described and shown on the attached EXHIBIT B and Exhibit B-1.

AKB

To have and to hold the above described premises, unto the Grantee, his heirs, successors, and assigns, to his and his only proper use and behoof forever; so that neither Grantor or any other person or entity in his name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every of them shall, by these presents, be excluded and forever barred.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.



IN WITNESS WHERETO, the Grantor has hereunto set his hand and seal, this the day and year first above written.

Michael E. Bernholz {SEAL} Jean Freeman Bernholz {SEAL}
MICHAEL E. BERNHOLZ JEAN FREEMAN BERNHOLZ
(also known as Jean Freeman Burnholz and Jean F. Bernholz)

STATE OF NORTH CAROLINA, COUNTY OF Orange

I, Deborah K. Will a Notary Public in and for said County and State, hereby certify that MICHAEL E. BERNHOLZ & JEAN FREEMAN BERNHOLZ (also known as Jean Freeman Burnholz and Jean F. Bernholz), husband & wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument, for the intents and purposes therein expressed.

WITNESS my hand and notarial seal, this 29th day of April, 2014.

My commission expires: 4-12-18

Deborah K. Will
NOTARY PUBLIC

DEBORAH K. WILL
Notary Public, North Carolina
Wake County
My Commission Expires
April 12, 2018



EXHIBIT A

PIN # 9874064156

All of that tract or parcel of land lying and being situated in Hillsborough Township, Orange County, North Carolina and being more particularly described as follows:

COMMENCING at Control Corner "E", said control corner having the coordinates of North = 846,017.75 and East = 1,970,502.33, as shown on a plat labeled "Orange Rural Fire Department, Inc." recorded in Plat Book 104, Page 147 of the Orange County Registry; thence N03°34'42"W a distance of 229.29' to a railroad spike located in the eastern margin of a 10' alley, said railroad spike being the point and place of BEGINNING.

Thence, from said Beginning Point, along and with the eastern margin of a 10' alley N01°01'41"W a distance of 40.17' to a point, said point being the northwest property corner (0.34 inches inside a wall) and the southwest corner of property now or formerly owned by John D. Seelye, recorded in Deed Book 588, Page 174 of the Orange County Registry; thence along Seelye's southern line, the southern line of property now or formerly owned by Vincent Tesoro II ("Tesoro"), recorded in Deed Book 3208, Page 363 of the Orange County Registry, and along a shared party wall N88°26'07"E a distance of 105.50' to a point, said point being a joint and building corner, and the southeast corner of the Tesoro property; thence, running along the building face and with the western margin of North Churton Street, a 66' public right of way in Hillsborough, North Carolina, S01°01'41"E a distance of 40.17' to a point, being the northeast corner of property now or formerly owned by Kevin St. John, recorded in Deed Book 1716, Page 117 of the Orange County Registry; thence, along St. John's northern line and along a shared party wall S88°26'07"W a distance of 105.50' to the point and place of BEGINNING, containing 4,238± sq. ft. all as shown on that certain Physical Survey for 106 Churton LLC, dated March 27, 2014 and last revised April 22, 2014, prepared by ENT Land Surveys, Inc. and bearing the seal of Steve F. Yuhasz, seal L-2793, attached hereto, for informational purposes only as Exhibit A-1.

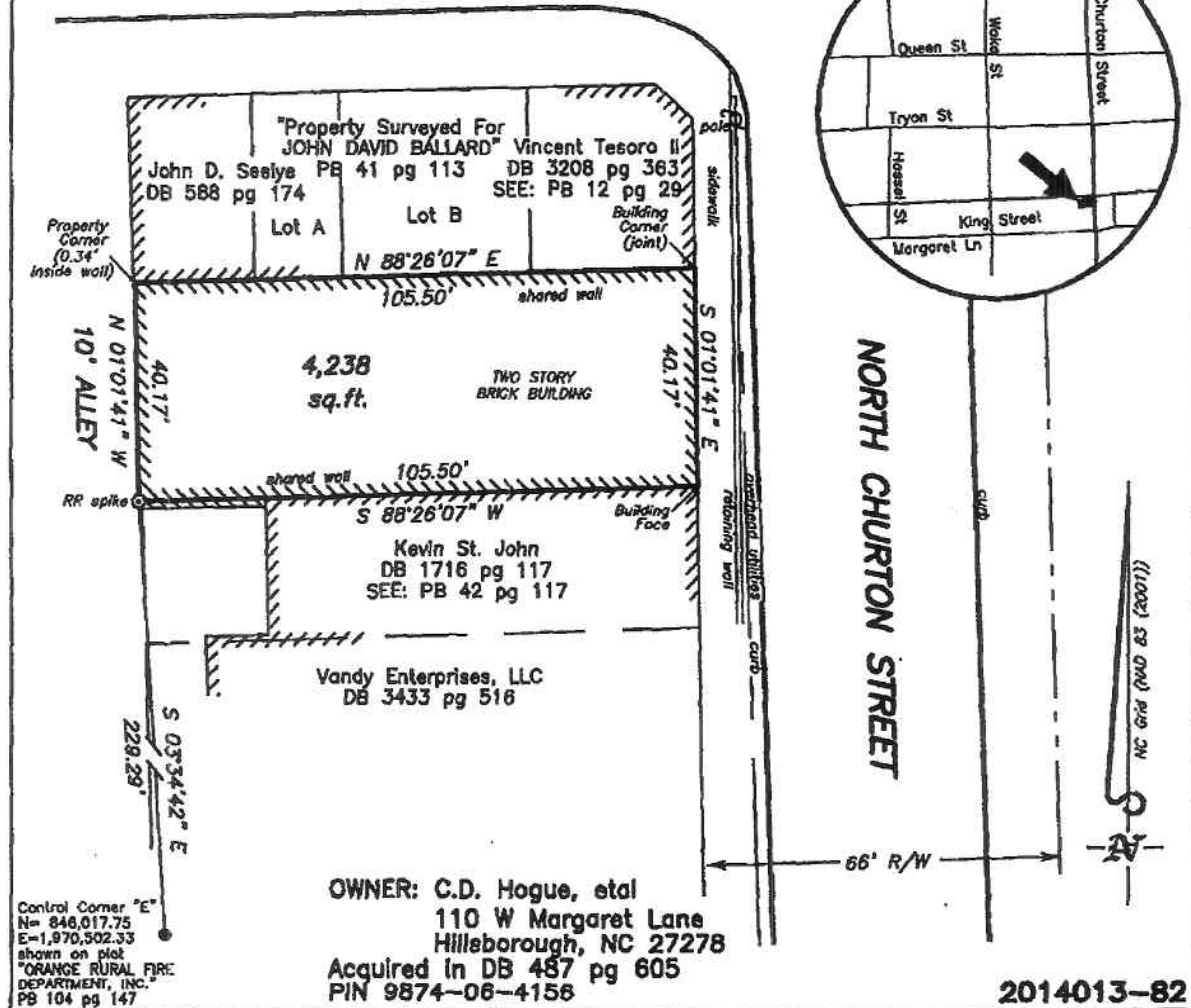


EXHIBIT A-1

— NOT FOR RECORDATION OR CONVEYANCE —

VICINITY MAP

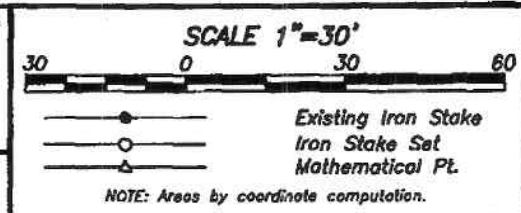
WEST KING STREET



NORTH CHURTON STREET

PHYSICAL SURVEY
 PROPERTY SURVEYED FOR
 106 Churton LLC

HILLSBOROUGH TWP
 ORANGE COUNTY
 NORTH CAROLINA
 MARCH 26, 2014
 (revised 4/22/14)



I, Steve F. Yuhasz, L-2793, certify that this plat was drawn from an actual field survey performed under my direction and supervision that meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56 .1600) for a Class A survey.
 my hand and seal this 22nd day of April 2014.

Steve F. Yuhasz
 (Land Surveyor)



NOTE: This survey was performed for the express and exclusive purpose of showing the physical relationship between the property boundaries and the improvements thereon.

ENT
 Land Surveys, Inc.
 226 S. Churton St., Hillsborough, NC 27278
 (919) 732-5262 Reg. No. C-512

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNEMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.



EXHIBIT B

PIN # 9874063392

All of that tract or parcel of land lying and being situated in Hillsborough Township, Orange County, North Carolina and being more particularly described as follows:

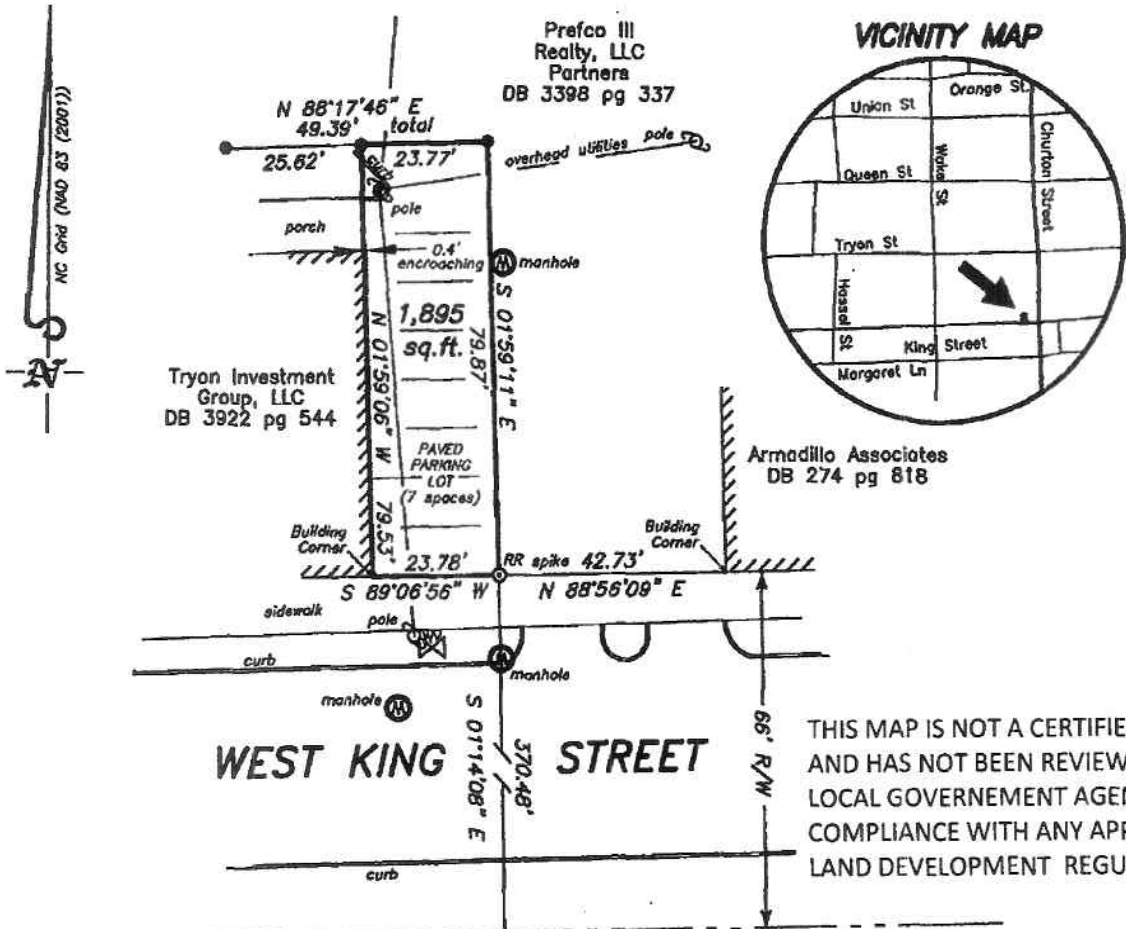
COMMENCING at Control Corner "E", said control corner having the coordinates of North = 846,017.75 and East = 1,970,502.33, as shown on a plat labeled "Orange Rural Fire Department, Inc." recorded in Plat Book 104, Page 147 of the Orange County Registry; thence $N01^{\circ}14'08''W$ a distance of 370.48' to a railroad spike in the north margin of West King Street, a 66' public right of way in Hillsborough, North Carolina, said railroad spike being the point and place of BEGINNING.

Thence, from said Beginning Point, $S89^{\circ}06'56''W$ a distance of 23.78' along the northern margin of West King Street, to a point, the corner of a building and the southeast corner of property now or formerly owned by Tryon Investment Group, LLC ("Tryon"), recorded in Deed Book 3922, Page 544 of the Orange County Registry; thence along and running with Tryon's eastern line $N01^{\circ}59'06''W$ a distance of 79.53' to an existing iron stake; thence $N88^{\circ}17'46''E$ a distance of 23.77' to an existing iron stake; thence $S01^{\circ}59'11''E$ a distance of 79.87' to the point and place of BEGINNING containing 1,895± sq. ft all as shown on that certain Physical Survey for 106 Churton LLC, dated March 26, 2014 and last revised April 22, 2014, prepared by ENT Land Surveys, Inc. and bearing the seal of Steve F. Yuhasz, seal L-2793, attached hereto, for informational purposes only, as Exhibit B-1.



EXHIBIT B-1

- NOT FOR RECORDATION OR CONVEYANCE -



VICINITY MAP



THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

OWNER: C.D. Hogue, etal
 110 W Margaret Lane
 Hillsborough, NC 27278
 Acquired in DB 885 pg 70
 PIN 9874-06-3392

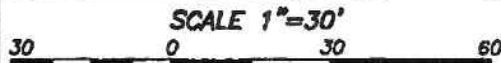
Control Corner "E"
 N= 846,017.75
 E=1,870,502.33
 shown on plot
 "ORANGE RURAL FIRE
 DEPARTMENT, INC."
 PB 104 pg 147

2014013-81

PHYSICAL SURVEY
PROPERTY SURVEYED FOR

106 Churton LLC

HILLSBOROUGH TWP
 ORANGE COUNTY
 NORTH CAROLINA
 MARCH 26, 2014
 (revised 4/22/14)



- Existing Iron Stake
- Iron Stake Set
- Mathematical Pt.

NOTE: Areas by coordinate computation.

I, Steve F. Yuhasz, L-2793, certify that this plot was drawn from an actual field survey performed under my direction and supervision that meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 58 .1600) for a Class A survey.
 Witness my hand and seal this 22nd day of April 2014.

Steve F. Yuhasz
 Land Surveyor



NOTE: This survey was performed for the express and exclusive purpose of showing the physical relationship between the property boundaries and the improvements thereon.

MENT
 Land Surveys, Inc.
 228 S. Churton St., Hillsborough, NC 27278
 (919) 732-8262 Reg. No. C-512