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FILED Mark Chilton
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$1880.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 1,880.00

Parcel Identifier 9799-02-1622. Verified by MAB County on the _____ day of _____, 20____
By: _____

Return to: Grantee

This instrument was prepared by: Leigh Vancil, Attorney, Kennon Craver, PLLC

Brief description for the Index: 106 S. Estes Drive, Chapel Hill, NC

THIS DEED made effective as of the 14th day of February, 2019, by and between

GRANTOR	GRANTEE
109 South Estes Road, LLC 1450 Environ Way Chapel Hill, NC 27517	Jacky Property, LLC 11209 Ridgeway Dr. Raleigh, NC 27617

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 Town of Chapel Hill, _____ Township, Orange County, North Carolina, and more particularly described as follows:

See Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6133, page 512.

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

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

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.

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:

Submitted electronically by "First American Title Insurance Company - NCS - Milwaukee"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

See Exhibit B attached and incorporated herein by reference.



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

109 SOUTH ESTES ROAD, LLC,
a North Carolina limited liability company

By: East West Partners Management Company, Inc.,
its Manager

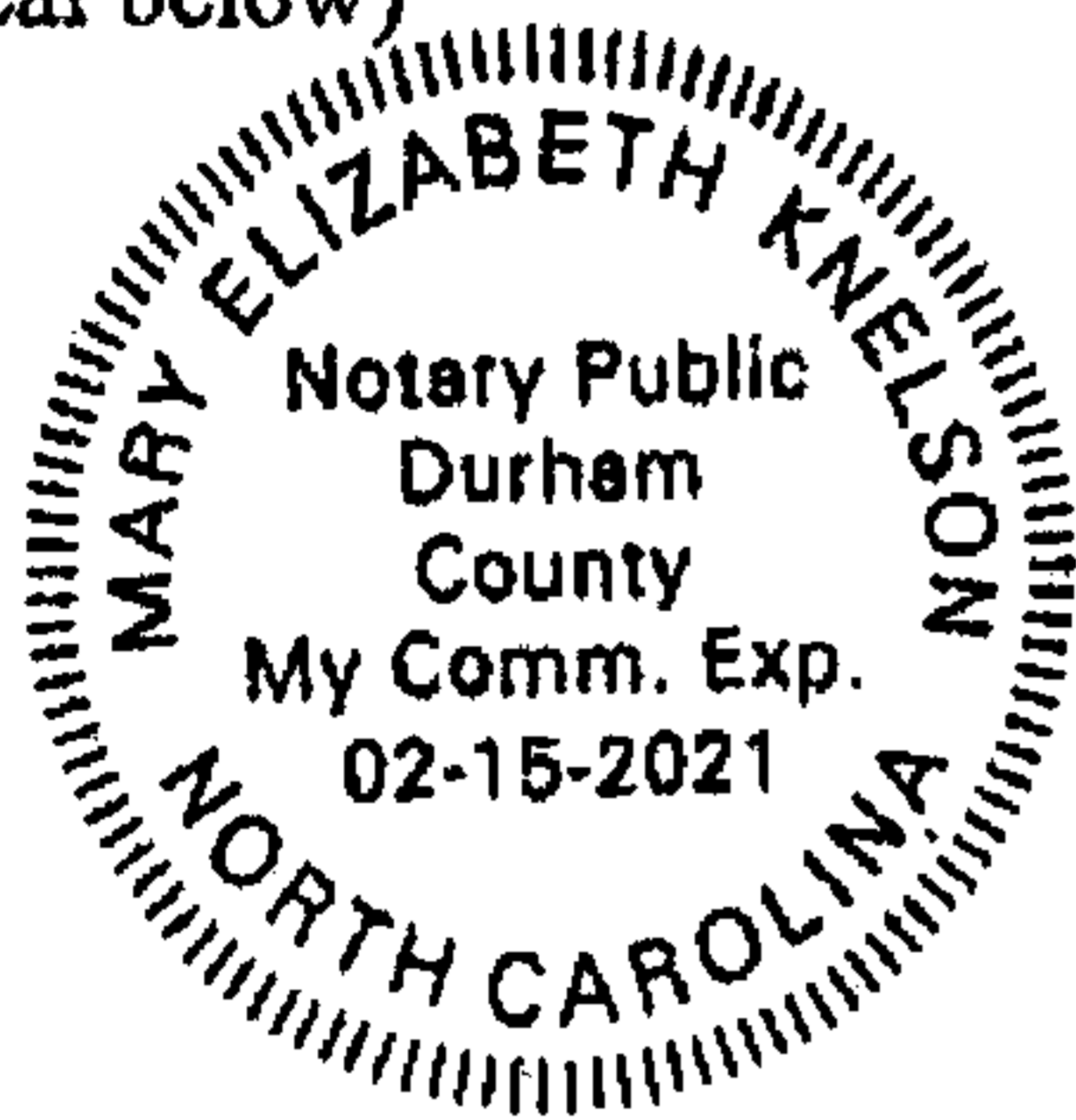
By: [Signature] (SEAL)
Name: Dennis Rochelle
Title: VP

Orange 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: Dennis Rochelle

Date: November 20, 2018

(Affix Official Seal below)

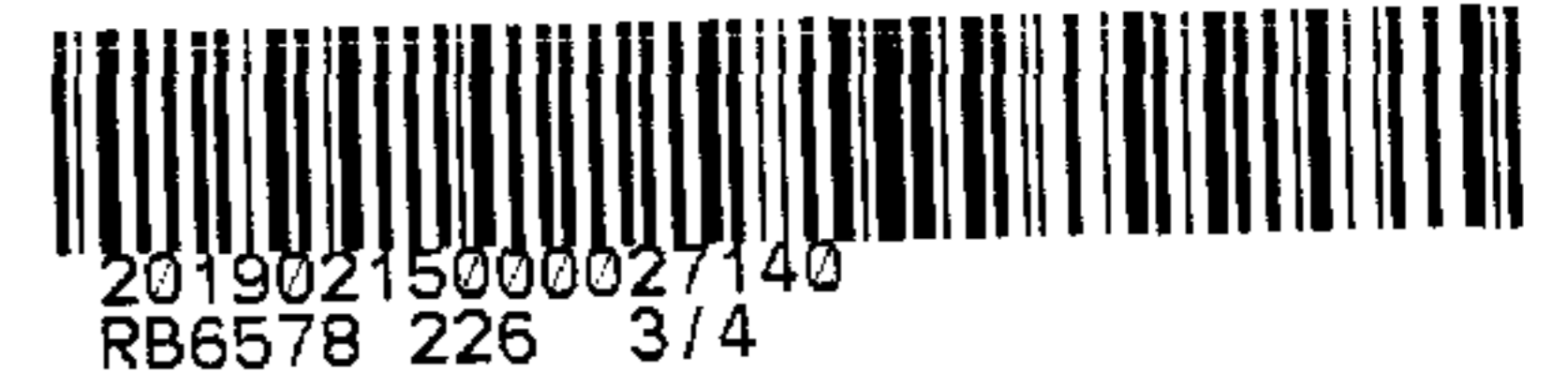


[Signature]
Official Signature of Notary Public
Notary Public

Print Name: Mary Elizabeth Knelson

My commission expires: 2/15/21

EXHIBIT A



Beginning at an existing iron pipe on the southern right of way of S. Estes Drive, said iron pipe being 392.74 feet in a southeasterly direction from the eastern right of way of East Franklin Street and having an NC Grid Nad 83 coordinate of N. 792825.73 E. 1990173.28; thence running along the southern right of way of S. Estes Drive South 48°04'21" East a distance of 80.98 feet to a point; thence with a curve to the left with an arc length of 48.77 feet, a radius of 877.99 feet, and a chord bearing South 49°55'44" East, a chord length of 48.76 feet to an iron pipe; thence leaving said right of way and running South 25°57'46" West a distance of 189.25 feet to a point; thence North 64°02'14" West a distance of 125.15 feet to a point; thence North 25°57'46" East a distance of 223.41 feet to the Point of Beginning, containing .59 acres, as shown on that certain Survey for 109 South Estes Road, LLC, prepared by The John R. McAdams Company, dated May 19, 2016 and last revised May 31, 2016.

EXHIBIT B



1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. Easements, setback lines and any other matters shown on plat recorded in Plat Book 17, Page 30, Orange County Registry.
3. Easement(s) in favor of State Highway Commission as recorded in Book 243, Page 1190 and Book 243, Page 1192, Orange County Registry.
4. Reservation of Easement as recorded in deeds in Book 238, Page 1942 and Book 238, Page 1944, Orange County Registry.
5. The following matters as shown on the survey dated May 19, 2016, last revised May 31, 2016 by Ronald T. Frederick, Professional Land Surveyor: a) telephone pedestal, water meter, overhead utility lines and utility poles; b) flood hazard lines and regulatory flooding lines; c) 23' Ingress/Egress Easement (DB 238 Pages 1942 and 1944)
6. Easement Agreement recorded in Book 6481, Page 447, Orange County Registry.
7. Memorandum of Agreement Regarding Easement Agreement recorded in Book 6481, Page 457, Orange County Registry.
8. Zoning ordinances affecting the property.