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BK 6731 PG 1807 - 1809 (3) DOC# 30051433
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Fee: \$26.00 Tax: \$5,000.00
Orange County, North Carolina
MARK CHILTON, Register of Deeds by JAMES A. BARTOW

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,000.00
Parcel Identifier No. 9788-37-1250 *KPE*

Verified by _____ County on the ____ day of _____, 20__ By: _____

Mail/Box to: Schell Bray PLLC (HHA) 100 Europa Dr., Suite 271, Chapel Hill, NC 27517

This instrument was prepared by: Holly H. Alderman (without the benefit of title exam)

Brief description for the Index: 108, 110 and 114, West Franklin St., Chapel Hill, NC 27514
PB ____, Page ____, Orange County, NC

THIS DEED made this ^{30th} day of *June*, 2021, by and between

| GRANTOR | GRANTEE |
|--|---|
| OWEN GWYN, JR., a Married free trader | INVESTORS TITLE COMPANY, A North Carolina corporation |
| 901 Willow Dr., Suite 2 Chapel Hill, NC 27514 | Attn: James A. Fine, Jr. P.O. Drawer 2687 Chapel Hill, NC 27515 |

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.

Submitted electronically by Smith Anderson Blount Dorsett Mitchell Jernigan LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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 those certain lots or parcels of land situated in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described herein:

See Exhibit A attached hereto and incorporated herein by this reference.

No portion of the property herein conveyed includes the primary residence of the Grantor:

Grantor acquired title to this property pursuant to an instrument filed in Deed Book 602, Page 281, Orange County Registry.

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:

- A. Ad valorem taxes for the year 2021 and subsequent years.
- B. Easements, rights-of-way, and restrictions of record.
- C. The Leases (as defined in that certain Agreement of Purchase and Sale dated December 11, 2020 made by and between Grantor and Grantee, hereinafter referred to as the "Contract").
- D. Matters as shown on the Survey, as defined in the Contract.

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

GRANTOR:

By: Owen Gwyn, Jr.
Owen Gwyn, Jr.

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, Jennifer Jackson, a Notary Public for said County and State, certify that Owen Gwyn, Jr., Married, personally appeared before me this day, and acknowledged that they voluntarily executed the foregoing instrument for the purposes and in the capacity stated therein.

WITNESS my hand and notarial seal, this 13 day of May, 2021.

Jennifer Jackson
Notary Public

My commission expires:
9-27-2022
(Affix Seal)

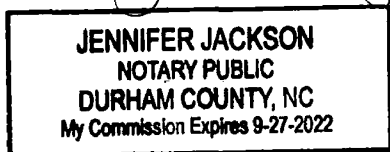


EXHIBIT A

Legal Description

PIN: 9788-37-1250

Being all of that certain tract or parcel of land located in the Town of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and being more particularly described as follows:

Being all of PIN number 9788371250, Orange County Registry NC, and being the following addresses: 106 W. Franklin Street, 108 W. Franklin Street, 110 W. Franklin Street, and 114 W. Franklin Street located in the town of Chapel Hill, North Carolina; see also Deed Book 602 Page 281 Orange County Registry NC