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BK 6688 PG 1492 - 1495 (4) DOC# 30033581  
This Document eRecorded: 11/05/2020 03:21:56 PM  
Fee: \$26.00 Tax: \$2,100.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by MOLLY KEMPA

PREPARED BY: William D. Bernard, a licensed North Carolina attorney (without title examination).

RETURN TO: Deborah Hockman-Kennon Craver 4011 University Dr. Ste 300

REVENUE STAMPS: \$ 2,100.00

Durham, NC 27707  
PIN: 9874-06-6435, 9874-06-6594 (Easement)  
8503

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 3rd day of November, 2020 by and between:

GRANTOR: **112 NORTH CHURTON STREET, LLC,**  
a North Carolina limited liability company  
320 Executive Court, Hillsborough, NC 27278

GRANTEE: **M & L DUBOSE, LLC,**  
a North Carolina limited liability company  
PO Box 2804 Durham, NC 27715-2804

The designation Grantor and Grantee, as used herein, shall include said parties, their respective heirs, successors, and assigns, and shall include singular, plural, masculine, feminine and neuter as required by context.

The above-described property was acquired by Grantor by instruments recorded in Book 5421, Page 525, Orange County Registry.

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

WITNESSETH, that Grantor, for and in consideration of valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, that certain tract or parcel of land, including any and all appurtenances and/or improvements thereon or thereto, lying and being in the Hillsborough,

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.

Hillsborough Township, Orange County, North Carolina, and more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the above-described tract or parcel of land and all easements, privileges, appurtenances and improvements thereto belonging, to Grantee in fee simple.

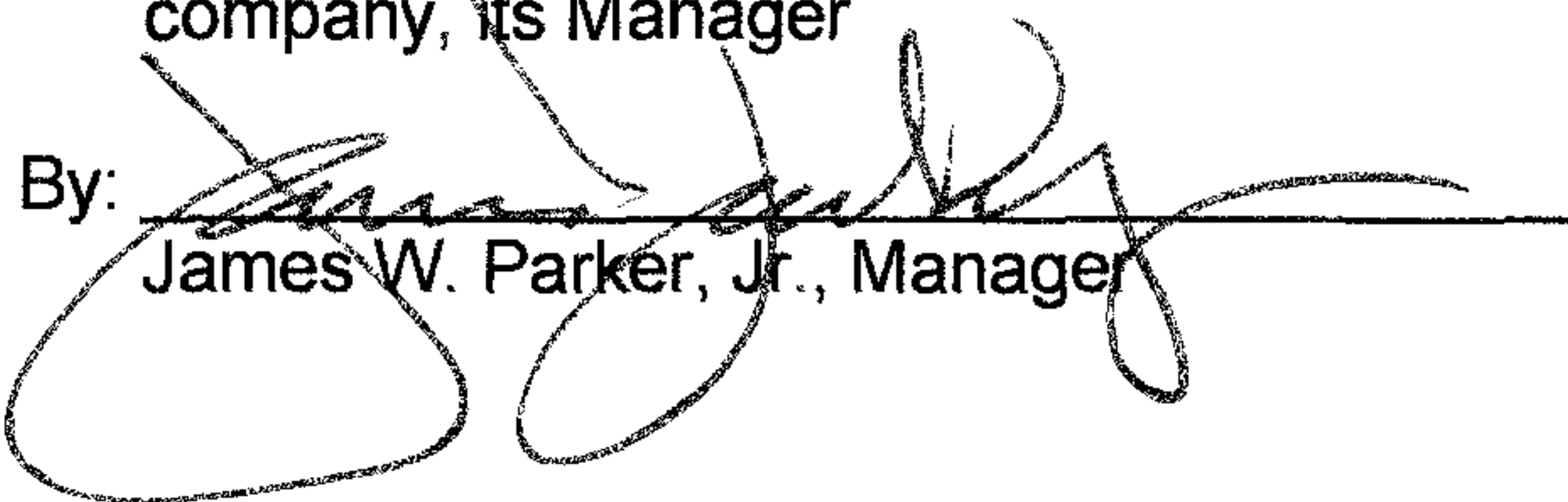
Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other as follows:

1. Driveway easements reserved in Deeds recorded in Book 173, Page 112, and Book 179, Page 436, Orange County Registry.
2. Party Wall Agreement set forth in that certain Deed recorded in Book 174, Page 346, Orange County Registry.
3. Reciprocal easements recorded in Book 778, Pages 173 and 174, and Book 5394, Page 211, Orange County Registry.
4. Notice of Residual Petroleum recorded in Book 2725, Page 338, Orange County Registry.
5. Matters shown on that certain plat of survey recorded in Plat Book 91, Page 45, Orange County Registry, including any deed overlap and/or deed gap located on the property.
6. Any and all other easements, restrictions and matters appearing of record.
7. Ad valorem taxes and assessments, if any, for 2020 and subsequent years.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed and delivered as of the day and year first above written.

**112 NORTH CHURTON STREET, LLC**, a North Carolina limited liability company

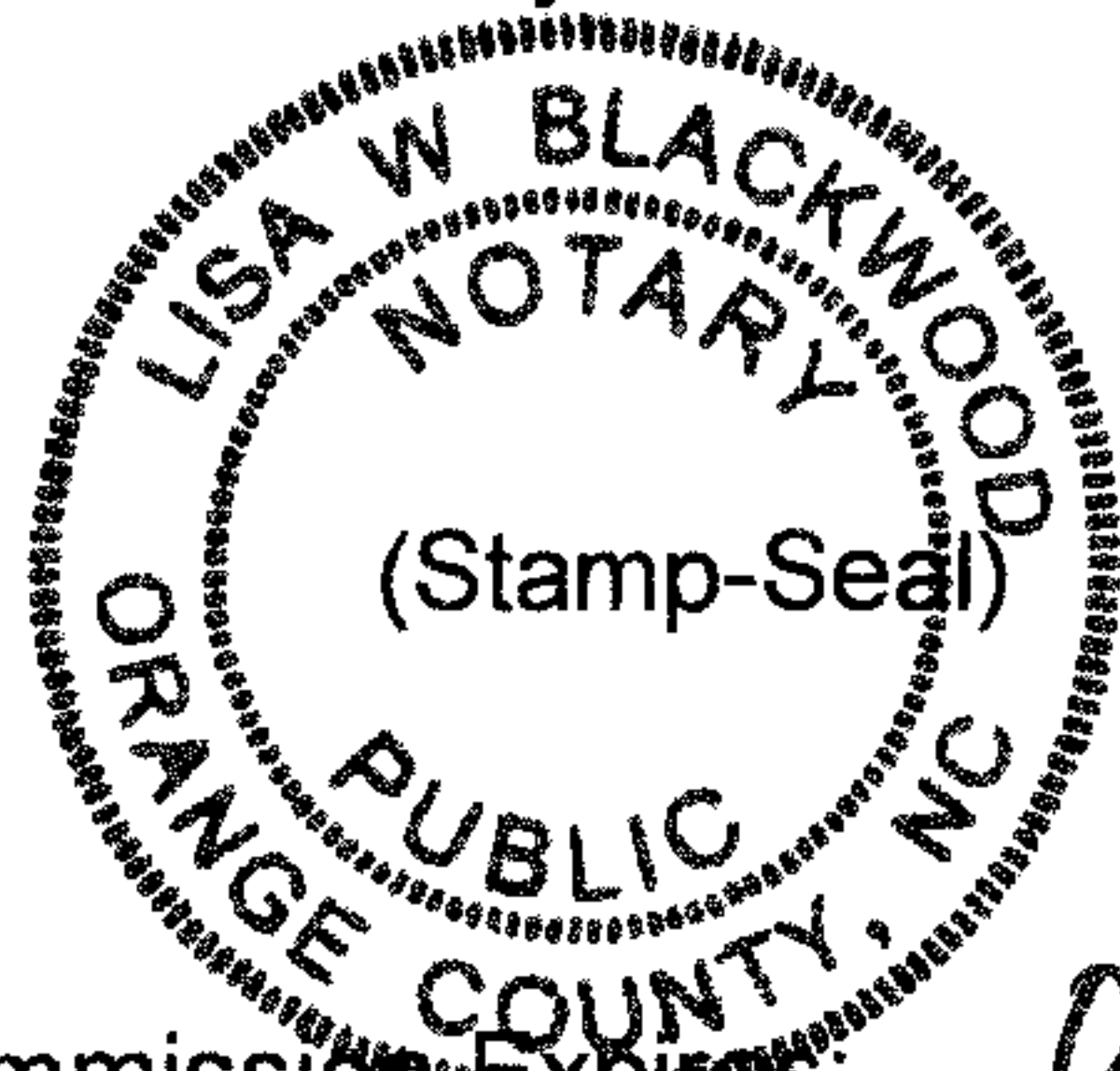
By: Hillsborough Holdings, LLC, a North Carolina limited liability company, its Manager

By:  (Seal)  
 James W. Parker, Jr., Manager

STATE OF NORTH CAROLINA  
COUNTY OF Orange

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that JAMES W. PARKER, JR. personally appeared before me this day and acknowledged that he is a Manager of Hillsborough Holdings, LLC, a North Carolina limited liability company; that Hillsborough Holdings, LLC is the Manager of **112 NORTH CHURTON STREET, LLC**, a North Carolina limited liability company; and that by authority duly given, he voluntarily signed the foregoing instrument for and on behalf of Hillsborough Holdings, LLC in his capacity as a Manager of the limited liability company.

Witness my hand and official stamp or seal, this the 3rd day of November, 2020.



Lisa W Blackwood  
Signature of Notary Public

Lisa W Blackwood  
Printed or Typed Name of Notary Public

My Commission Expires: 03-03-2024

**EXHIBIT A**

Lying in the Town of Hillsborough on the East side of North Churton Street and beginning at a mathematical point located at the Northwest corner of an existing brick building which was formerly owned by Bonner D. Sawyer and currently owned by Seisen In Law (hereafter "the Sawyer Building"); running thence with the Eastern margin of the right-of-way of Churton Street North 04 deg. 8' 00" East 53.92 feet to a nail, the southwest corner of Lot 1 described above; running thence with Lot 1 South 85 deg. 52' 00" East 50 feet to a nail, the southeast corner of Lot 1; thence continuing with Lot 1 North 04 deg. 08' 00" East 29 feet to a nail, the northeast corner of Lot 1; thence continuing with Lot 1 North 85 deg. 52' 00" West 50 feet to a "V" mark on concrete sidewalk, the Eastern margin of the right-of-way of Churton Street, the northeast corner of Lot 1; running thence with the Eastern margin of the right-of-way of Churton Street North 04 deg. 08' 00" East 20.75 feet to a "V" mark on concrete sidewalk; thence South 85 deg. 52' 00" East 121.50 feet to a nail; thence South 04 deg. 08' 00" West 19.25 feet to a nail; thence South 85 deg. 52' 00" West 1.50 feet to a nail; thence South 04 deg. 08' 00" West 83 feet to a nail; thence continuing South 04 deg. 08' 00" West 2.96 feet to a nail; thence North 85 deg. 36' 51" West 72.61 feet to a mathematical point which is a corner of the existing building which was formerly owned by Hillsborough Savings and Loan Association and which is currently occupied by the Clerk of Superior Court (hereinafter "the HS&L Building") and which point is located in the eastern wall of the Sawyer Building; thence along the eastern wall of the Sawyer Building North 04 deg. 23' 00" East 1.00 foot to a mathematical point which is at the northeast corner of the Sawyer Building and is another corner of the HS&L Building; thence along the southern wall of the HS&L Building and the northern wall of the Sawyer Building North 85 deg. 37' 00" West 50.40 feet to the place and point of beginning and being designated as Lot 2 containing 0.26 acres upon which is located the one story brick building herein referred to as the HS&L Building, according to plat of survey entitled "COUNTY OF ORANGE" dated July 29, 2002 by MICHAEL A. NEAL & ASSOCIATES which plat is recorded at Plat Book 91, Page 45, Orange County.

There is also conveyed a non-exclusive easement for Ingress and Egress, and Regress over and across an area 16 feet in width and lying immediately east of, adjacent to and contiguous with the eastern property line of the above described Lot 2, which easement begins at the northeastern corner of the above described Lot 2 and runs in a southern direction over the easement area of 16 feet in width along the entire eastern property line of Lot 2 and continues east with a line extended from the eastern property line of the above described Lot 2 South 04 deg. 08' 00" West from the Southeast corner of the above described tract or parcel of land over an existing tract or parcel of land owned by the Grantor which parcel is more particularly described in the Deed recorded in Deed Book 201 at Page 472 of the Orange County Registry and designated as Lot 3 therein, which Lot 3 is a 16 feet wide alley extending to the Northern property line of East King Street. This easement lies in part over the area shown as an "ALLEY" on plat of survey entitled "COUNTY OF ORANGE" dated July 29, 2002 by MICHAEL A. NEAL & ASSOCIATES.

There is also conveyed an easement for purposes of the exclusive right to park motor vehicles operated by employees or patrons of the Grantee or for such other parking designation in the discretion of the Grantee upon the two southern most parking spaces owned by the Grantor, located immediately North of the North property line of the property now or formerly owned by South Atlantic Production Credit Association located on the north side of East King Street in the Town of Hillsborough, Orange County, North Carolina, which parking spaces easement is also described as II.B in the Reciprocal Easements document recorded in Book 778, Page 174 Orange County Registry.