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20171116000226590 DEED
Bk:RB6391 Pg:233
11/16/2017 08:45:39 AM 1/3

AFTER RECORDING, RETURN TO:
Fidelity National Title Group
7130 Glen Forest Dr., Ste. 300
Richmond, VA 23226
Attn: DC

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$2400.00

NA

Excise Tax \$ 2400.00

Recording time, book and Page

Tax Lot No. _____ Parcel Identifier No. 9788-05-5504 DB
Verified By _____ County on the _____ day of _____, 201_____
By _____
Mail after recording to _____

This instrument was prepared by Spencer & Spencer, P.A., 226 East Main Street, Suite 200, P.O. Box 790, Rock Hill, SC 29731

Brief Description For The Index: 110 S. Merritt Mill Road, Chapel Hill, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 1st day of November, 2017, by and between:

GRANTOR	GRANTEE
C.C. Dickson Co., AKA: C. C. Dickson Company a North Carolina corporation 11401 Roosevelt Blvd. Philadelphia, PA 19154	Rock Hill Property Management, LLC, a South Carolina limited liability company 11401 Roosevelt Blvd. Philadelphia, PA 19154

Enter in appropriate block for each party: name, 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 or parcel of land described in Exhibit A attached hereto ("Property")

26272499

submitted electronically by "Fidelity National Title Insurance Company-Richmond" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.



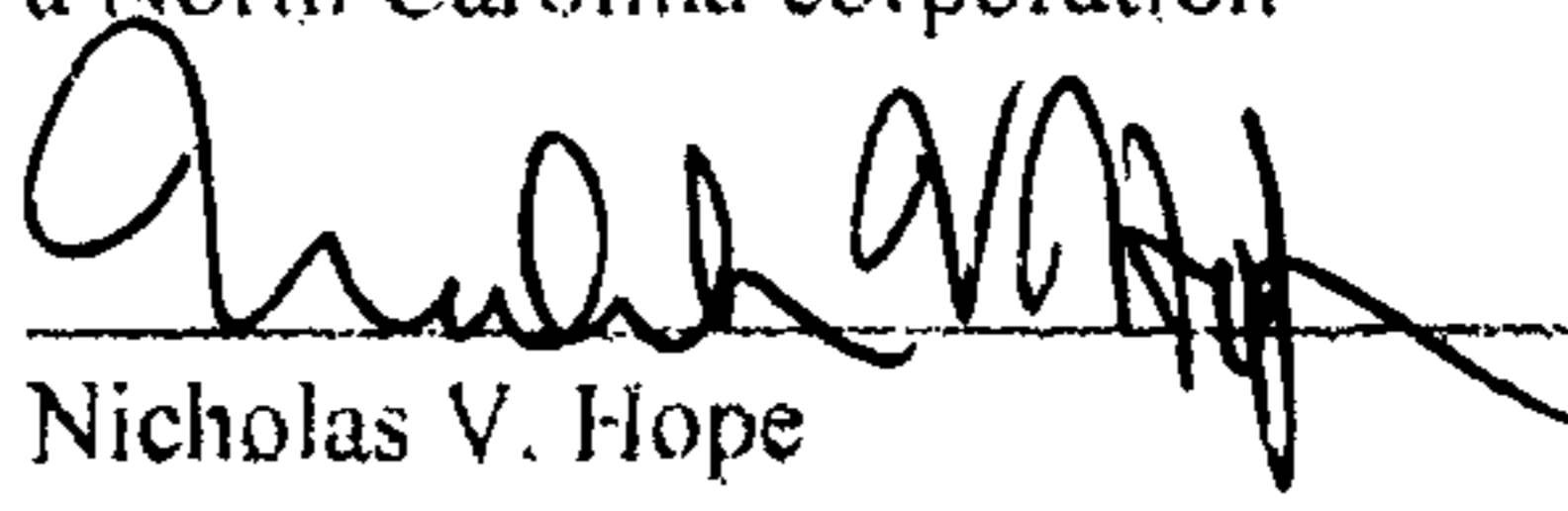
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: all valid and enforceable easements, conditions and restrictions of record.

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

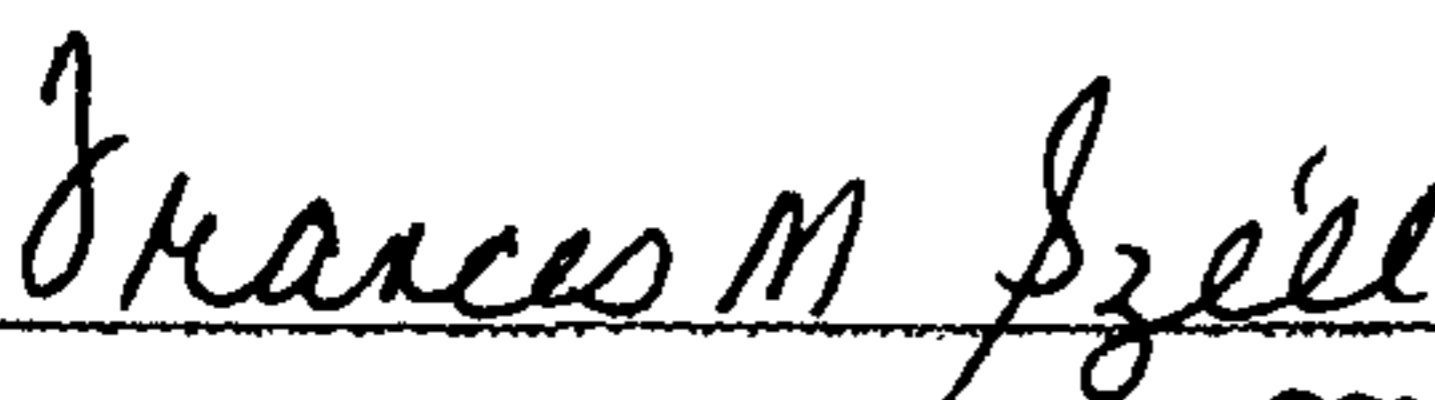
C.C. DICKSON CO.
a North Carolina corporation

By: 
Nicholas V. Hope
Executive Vice President

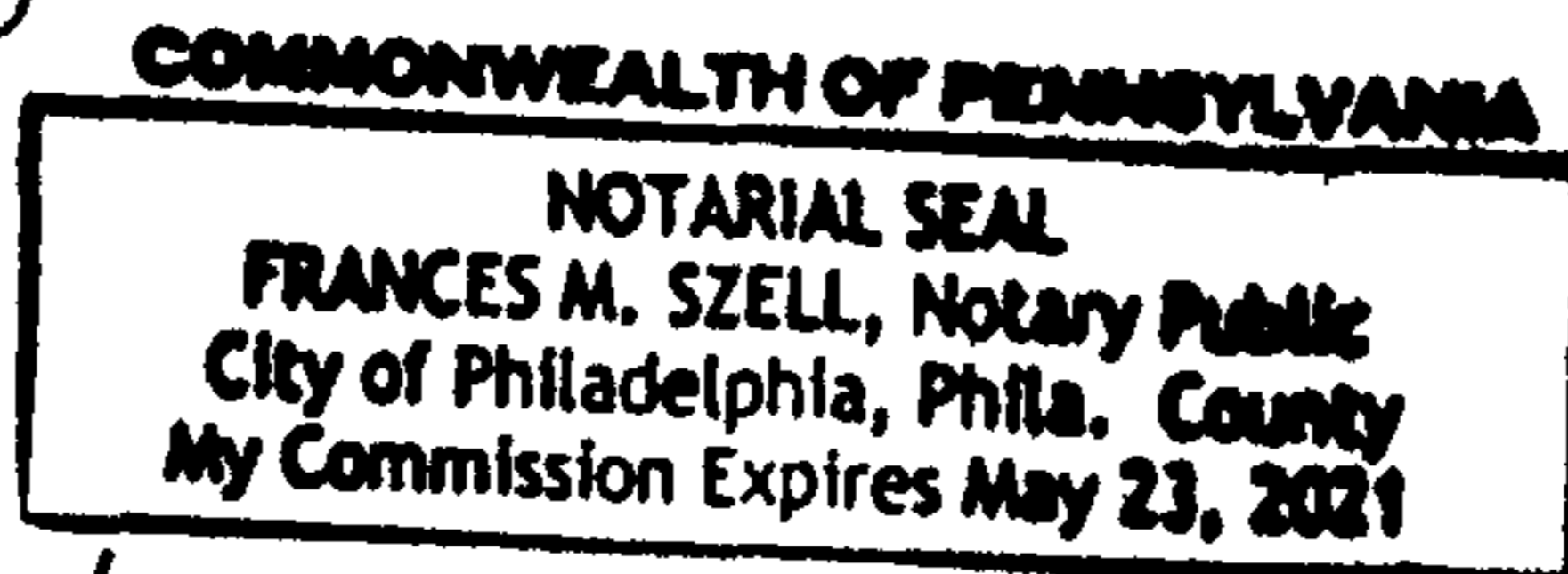
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

I, FRANCES M. SZELL, Notary Public for the Commonwealth of Pennsylvania, certify that NICHOLAS V. HOPE personally came before me this day and acknowledged that he is Executive Vice President of C.C. DICKSON CO., a corporation, and that he, as Executive Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 31 day of October, 2017.



[NOTARIAL SEAL]



My commission expires May 23, 2021



Exhibit A

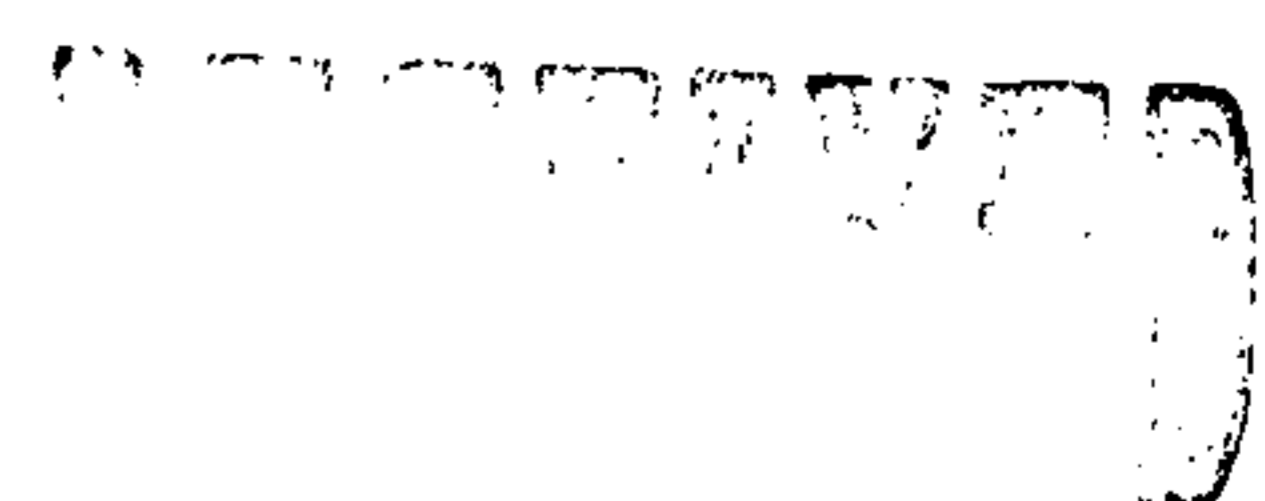
Legal Description

Lying and being situate in Orange County, North Carolina, and more particularly described as follows:

BEGINNING at an iron stake located in the western right-of-way line of Merritt Mill Road, said point of beginning being the northeast corner of 0.77 acre tract as conveyed by grantor to University Research Glassware, Inc. by deed as recorded in Deed Book 484 at Page 74, Orange Registry; running thence from said point of beginning and along, and with the northern line of the property of University Glassware South 79° 28' 48" West 247.54 feet to an iron stake (control corner) and South 31° 16' 16" West 85.74 feet to an iron stake (control corner) located in the centerline of the Southern Railroad tract; running thence along and with the centerline of the railroad tract the following courses and distances: North 53° 49' 58" West 73.94 feet, North 54° 08' 40", West 70.53 feet, North 54° 38' 58" West 58.98 feet, and North 56° 01' 09" West 35.41 feet to an iron stake, corner with property of R. S. Rosenbacher; running thence with the line of Rosenbacher North 04° 06' 16" West 61.24 feet to an iron stake; running thence North 78° 32' 44" East 427.66 feet to an iron stake, located in the western right-of-way line of Merritt Mill Road; running thence along and with the western right-of-way line of Merritt Mill Road South 22° 03' 49" East 179.55 feet to an iron stake, the point and place of BEGINNING, and containing 1.74 acres, more or less, and being as shown on plat and survey by S.D. Puckett and Associates dated November 21, 1986 and reference being hereby made to said plat for a more particular description.

Being the same property described in a deed to C.C. Dickson Co. dated November 25, 1986 and recorded in Book 616, page 441, OrangeCounty Registry.

This instrument is being filed as an accomodation only. It has not been examined as to it's execution, insure-ability or affect on title.



EY:.....