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FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$620.00

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Excise Tax \$620.00

Recording Time, Book and Page

REID: 9880355948 *RLD*

Mail after recording to: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615 or Box #115

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: **Lot 6, Plat Book 106/109**

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Cardinal Title Center, LLC
THIS DEED made this 4th day of May, 2015, by and between

GRANTOR	GRANTEE
<p>C.A.I. Group VII, LLC (also known as CAI Group VII, LLC) a North Carolina limited liability company</p> <p>312 Cloister Ct. Chapel Hill, NC 27514</p> <p>_____ If Checked, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p>111 Old University Station Road, LLC</p> <p>Property Address: 111 Old University Station Rd. Chapel Hill, NC 27514</p> <p>Mailing Address: 7610 Six Forks Rd., Ste 200 Raleigh, NC 27615</p> <p>((to verify that your name(s), status and mailing address are correct, please initial _____))</p>

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 situated in Orange County, North Carolina and more particularly described as follows:

Being all of Lot 6, containing 0.987 acres, more or less, as shown on that survey recorded in Plat Book 106, Page 109, Orange County Registry, to which reference is hereby made for a more complete description.

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.

submitted electronically by "Lowry & Assoc"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



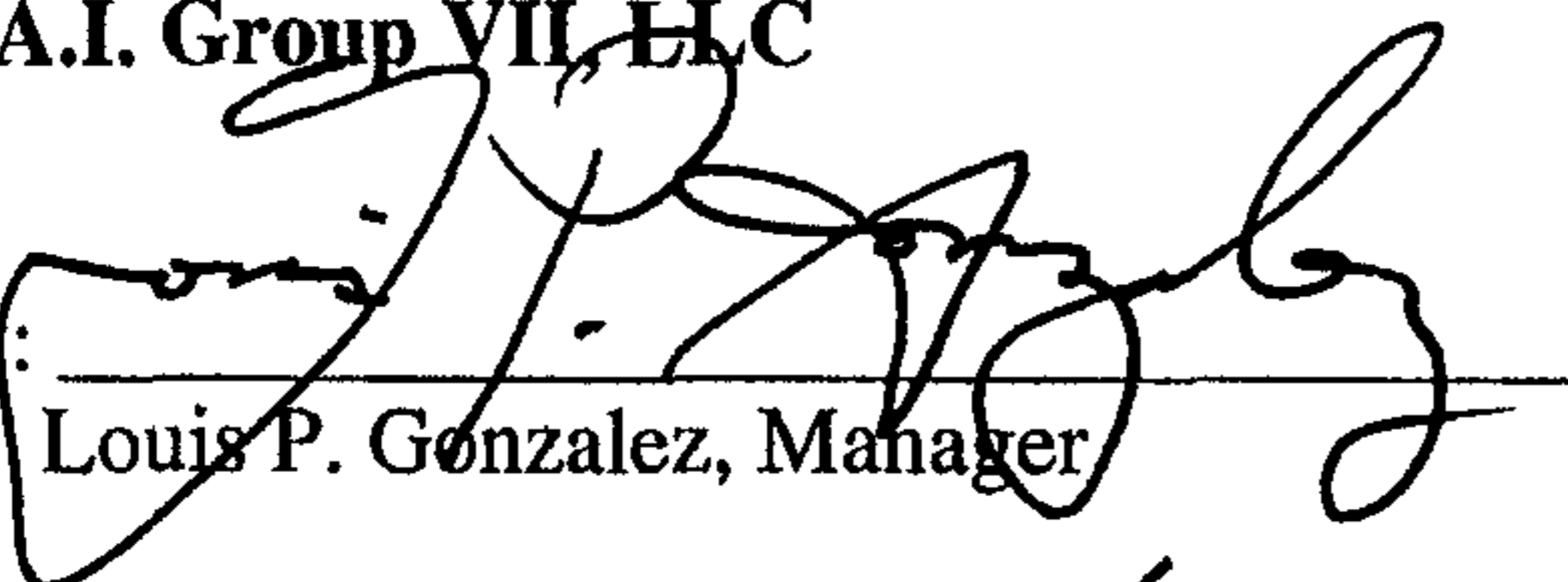
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to ad valorem taxes for the year 2015 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Orange County Registry.

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

C.A.I. Group VII, LLC

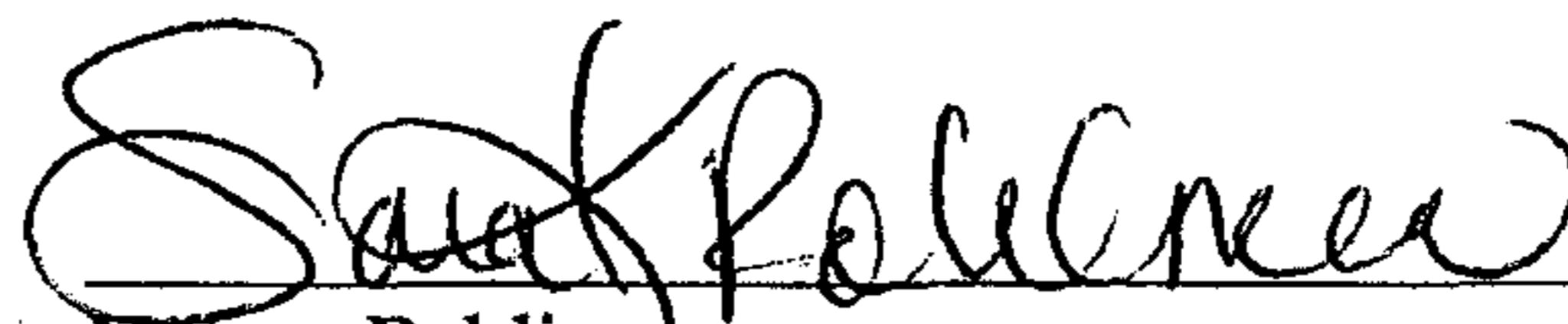
By: 
Louis P. Gonzalez, Manager

By: 
Christopher R. Howlett, Manager

STATE OF NORTH CAROLINA
COUNTY OF Orange

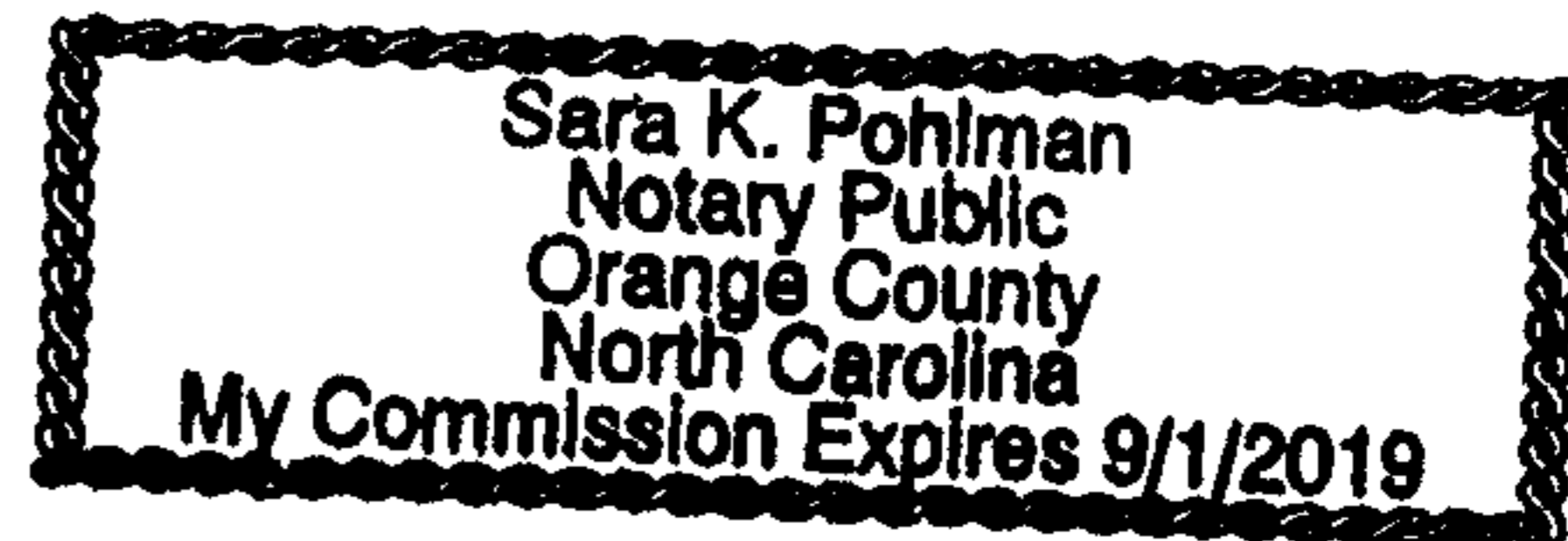
I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Louis P. Gonzalez, Manager of C.A.I. Group VII, LLC

Witness my hand and official stamp or seal, this the 4th day of May, 2015.


Notary Public

My commission expires: 9/1/2019

Seal/Stamp

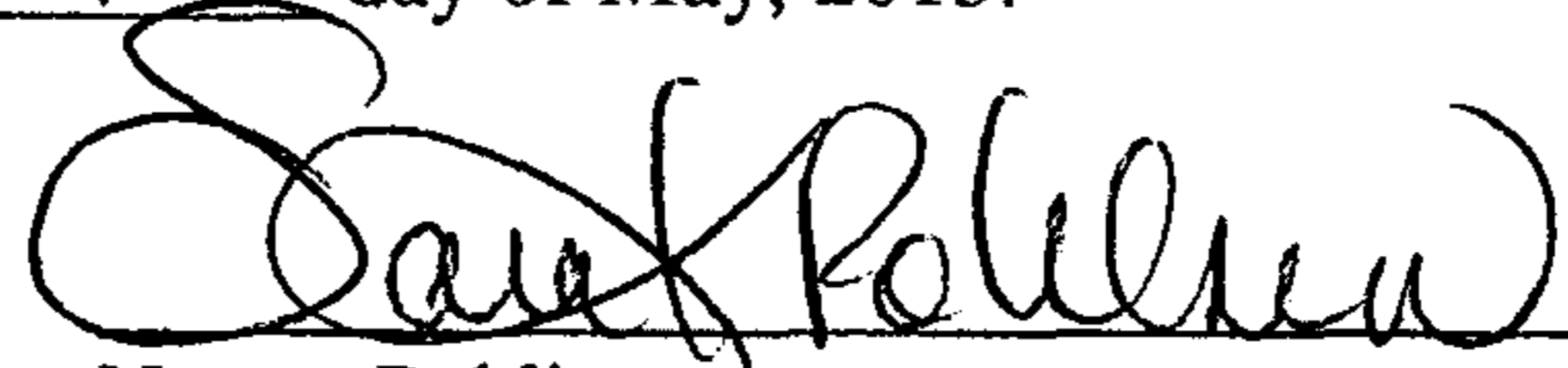




STATE OF NORTH CAROLINA
COUNTY OF Orange

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Christopher R. Howlett, Manager of C.A.I. Group VII, LLC

Witness my hand and official stamp or seal, this the 4th day of May, 2015.



Notary Public

My commission expires: 9/1/2019

Seal/Stamp

