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SK

Doc No: 3000059
Recorded: 05/07/2019 10:01:28 AM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$17,500.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6610 PG 510 - 513 (4)

Sandra P. Kim

NORTH CAROLINA SPECIAL WARRANTY DEED

303507NCT

Excise Tax: \$17,500.00

9864-80-7744 KAC

Parcel Identifier No. _____

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

Mail/Box to: _____

This instrument was prepared by: Richard Dellinger, Lowndes, Drossick Doster

Brief description for the Index: Parcel B, Plat Book 117, Pg 85 Kantor + Reed, PA.

THIS DEED made this 3 day of May, 2019, by and between

| GRANTOR | GRANTEE |
|---|--|
| Hillsborough Commons LLLP 270 West New England Avenue Winter Park, FL 32789 | Hillsborough NC I SGF, LLC c/o Boyd Watterson Asset Management, LLC One North Wacker Drive, Suite 4025 Chicago, Illinois 60606 |

Enter in appropriate block for each Grantor and Grantee: name, mailing 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

(X)

Submitted electronically by "Old Republic NCTS - Chicago"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

certain lot or parcel of land situated in the City of Hillsborough, Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 726, Page 248, Orange County Registry.

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

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:

See Exhibit B attached hereto and by this reference made a part hereof.

Said property shall be encumbered by the restrictions set forth on Exhibit B attached hereto and by this reference made a part hereof, such encumbrances to run with the land; provided, however, that to the extent any of the same are already of record, they shall not be deemed to re-impose the same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its partnership name by its duly authorized agent and has executed the foregoing as of the day and year first above written.

HILLSBOROUGH COMMONS LLLP,
a North Carolina Limited Liability Limited Partnership

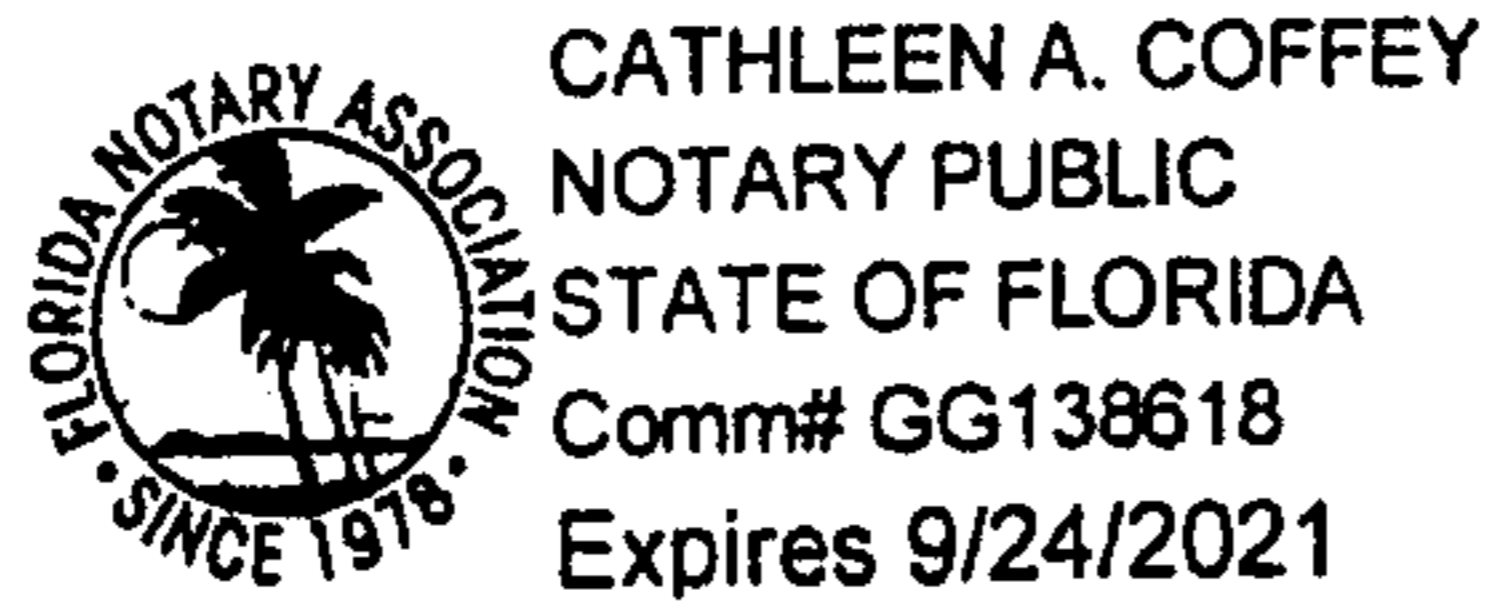
By: Hillsborough Shopping Center, Inc., its general partner

By: [Signature]
Marc L. Hagle, CEO

State of Florida - County of Orange

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that Marc L. Hagle personally came before me this day and acknowledged that he is the CEO of Hillsborough Shopping Center, Inc., a North Carolina corporation and the general partner of Hillsborough Commons LLLP, a North Carolina limited liability limited partnership, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 2nd day of May, 2019.

My Commission Expires: _____
(Affix Seal)



[Signature]
CATHLEEN A. COFFEY
Notary's Printed or Typed Name

[Signature]

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Orange, State of North Carolina, and is described as follows:

PARCEL "B" ON THE SUBDIVISION PLAT FOR HILLSBOROUGH COMMONS, LLLP
RECORDED IN BOOK 117, PAGE 85 ORANGE COUNTY, NORTH CAROLINA
REGISTER OF DEEDS.

TOGETHER WITH AND INCLUDING APPURTENANT EASEMENT RESERVED BY
RIGHT OF WAY DEED RECORDED IN BOOK 794, PAGE 76 IN THE OFFICE OF THE
REGISTER OF DEEDS FOR ORANGE COUNTY, NORTH CAROLINA.

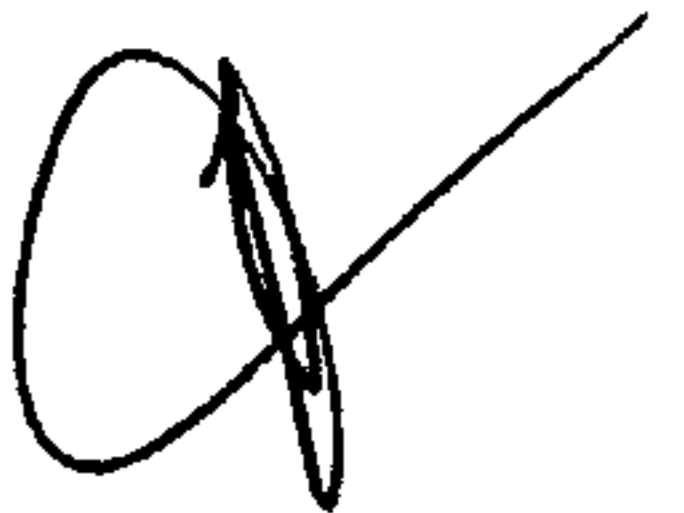
A handwritten signature or mark, possibly initials, located in the bottom right corner of the page.

EXHIBIT BPermitted Exceptions

1. Terms, conditions and provisions of Lease executed by Hillsborough Commons Limited Partnership, a North Carolina limited partnership, as Lessor and Orange County, North Carolina, as Lessee recorded in Book 4608, Page 395.
2. Easements and any other facts as shown on plat recorded in Plat Book 117, Page 85; and Plat Book 53, Page 94, Orange County Registry.
3. Declaration of Pylon Sign Easement recorded in Book 6593, Page 489, Orange County Registry; as amended and replaced by Amended and Restated Pylon Sign Easement recorded on May 6, 2019, in Book 6610, Page 375, ~~May 6, 2019~~ in the Orange County Registry.
4. Easement to Duke Power Company, its successors and assigns recorded in Book 782, Page 87, Orange County Registry.
5. Terms, conditions, restrictions, easements, covenants and provisions set forth in Right of Way Deed, with rights of others therein, to Department of Transportation recorded in Book 794, page 76, Orange County Registry.
6. Declaration of Easements & Restrictions dated May 2, 2019, and recorded on May 6, 2019, at Book 6610, Page 388, in the Orange County Registry.