



20181016000196980 DEED
Bk:RB6533 Pg:56
10/16/2018 02:41:33 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$4096.00

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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,096.00

Parcel Identifier No. 9798-27-4369 Verified by MAB County on the ___ day of _____, 20____
By: _____

Mail/Box to: Kirk Palmer & Thigpen, P.A., 1300 Baxter Street, Suite 300, Charlotte, NC 28204

This instrument was prepared by: Bobby D. Hinson, Esq.

Brief description for the Index: Lot 7B, Map Book 119, Pages 36 - 38

THIS DEED made this 16th day of October, 2018, by and between

GRANTOR	GRANTEE
<p>Glen Lennox Apartments, LLC, a Delaware limited liability company</p> <p>4601 Park Road, Suite 450 Charlotte, NC 28209</p>	<p>Glen Lennox Phase One, LLC, a Delaware limited liability company</p> <p>4601 Park Road, Suite 450 Charlotte, NC 28209</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 those certain lots or parcels of land situated in the Town of Chapel Hill, Orange County, North Carolina and more particularly described as follows:

BEING all of New Lot 7B as shown on the plat entitled "Glen Lennox – Phase 1, Right-of-Way Abandonment, Right-of-Way Dedication, Subdivision an Easement Plat" recorded in Map Book 119, Pages 36 - 38 of the Orange County, North Carolina Public Registry.

TOGETHER WITH any and all easements set forth in that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lennox dated October 16, 2018 and recorded in Book 6533 Page 1 of the Orange County, North Carolina Public Registry.



The property hereinabove described was acquired by Grantor by instrument recorded in Book 6164 page 249.
All or a portion of the property herein conveyed does not include the primary residence of 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.

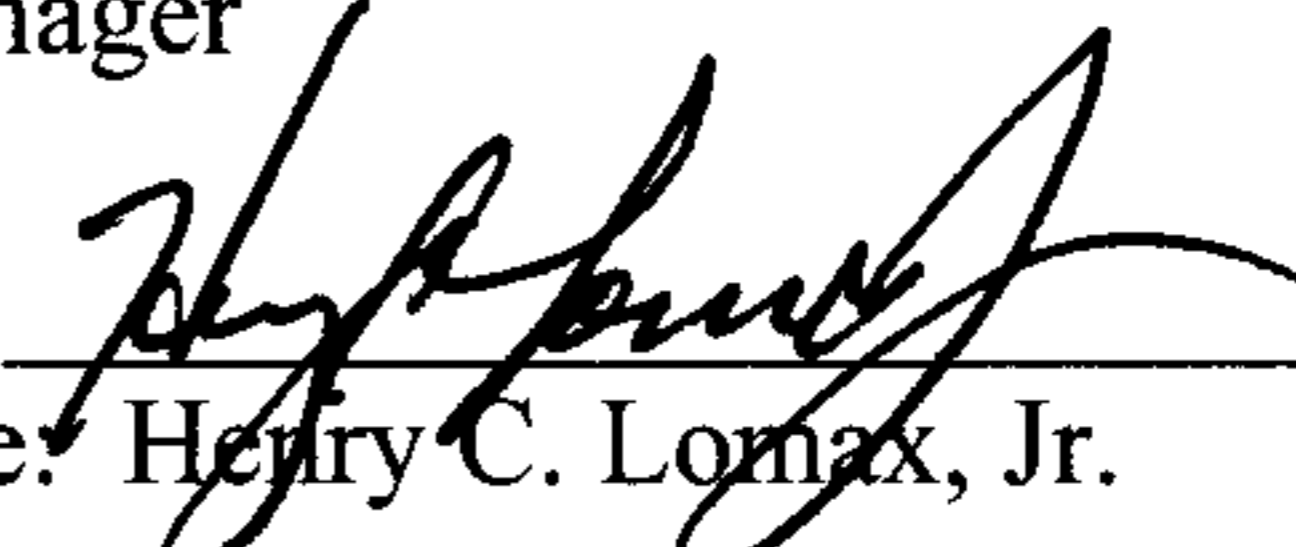
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions set forth on Exhibit A attached hereto.

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

GLEN LENNOX APARTMENTS, LLC,
a Delaware limited liability company

By: Grubb Fund Management, LLC,
a North Carolina limited liability company,
its Manager

By: Grubb Management, Inc.,
a North Carolina corporation,
its Manager

By: 
Name: Henry C. Lomax, Jr.
Title: CFO

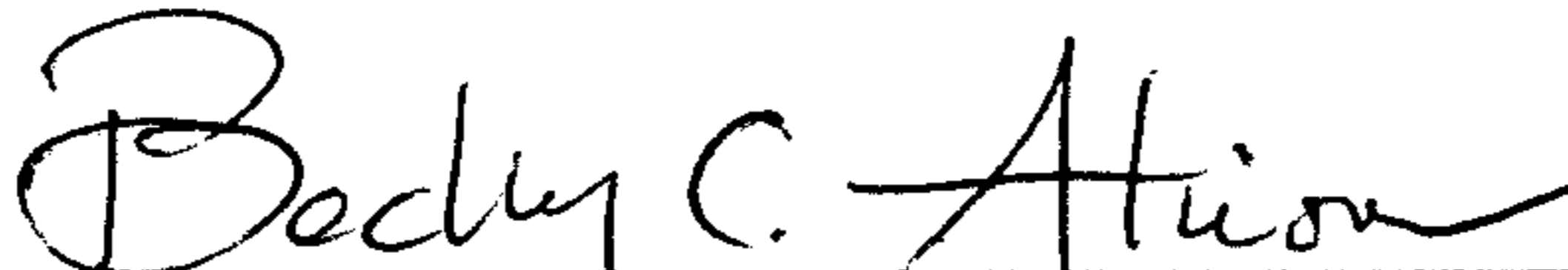
State of North Carolina

County of Mecklenburg

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:

Henry C. Lomax Jr.
[insert name(s) of principal(s)].

Date: 10.15.18


Becky C. Alcione Notary Public
Notary's Printed or Typed Name

My Commission Expires:
2.12.22

(Official/Notarial Seal)

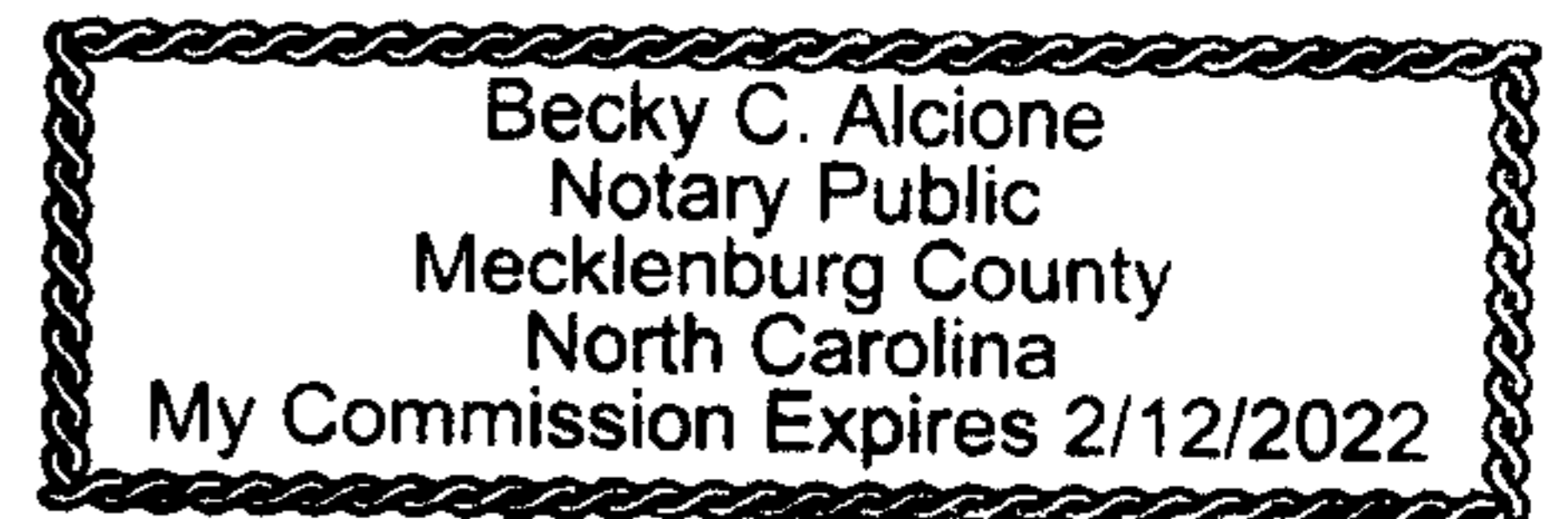




Exhibit A

Exceptions

1. Taxes or assessments for the year 2018, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstances affecting the Title disclosed by plat(s) recorded in Book 14, Page 180 of the Orange County, NC Public Registry ("Registry").
3. Subject to matters shown on plat entitled "Glen Lennox – Phase 1, Minor Subdivision and Cross Access Easement Plat" recorded in Map Book 117, Page 178 of the Registry.
4. Easement and Memorandum of Agreement to Time Warner Cable Enterprises LLC recorded in Book 5844, Page 4 of the Registry.
5. Development Agreement by and between FCP Glen Lennox, LLC, Glen Lennox Shopping Center, LLC and The Town of Chapel Hill, North Carolina recorded in Book 5883, Page 11 of the Registry.
6. Right of others in and to the use of the public roads running throughout the apartment complex.
7. Subject to matters shown on plat entitled "Glen Lennox – Phase 1 Right-of-Way Abandonment, Right-of-Way Dedication and Easement Plat" recorded in Map Book 119, Pages 36 - 38 of the Registry
8. Master Declaration of Covenants, Conditions, Restrictions and Easement for Glen Lennox appearing of record in Book 6533 at Page 1 of the Registry.
9. OWASA Waterline Easement recorded in Book 6517 at Page 572 of the Registry.
10. OWASA Sewer Easement recorded in Book 6517 at Page 568 of the Registry.