

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$7,201.00

Parcel Identifier No. 9788374748; PID KPC Verified by Orange County on the ____ day of _____, 2021
By: _____

Mail/Box to: _____

This instrument was prepared by: Molly M. Stuart, Esq., Morningstar Law Group, 421 Fayetteville Street, Suite 530, Raleigh, NC 27601 (Without Title Examination)

Brief description for the Index: 125 E Rosemary Street

THIS DEED made this 25th day of June, 2021, by and between

GRANTOR	GRANTEE
<p>Franklin Office Chapel Hill, LLC, a Delaware limited liability company Carolina</p> <p>c/o Grubb Properties 117 Edinburgh South Drive, Suite 110 Cary, NC 27511</p>	<p>Town of Chapel Hill, a municipal corporation of the State of North</p> <p>Attn: Town Manager 405 Martin Luther King Jr Blvd. Chapel Hill, NC 27514</p>

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

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 parcel of land situated in Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book RB6603, Pg. 282, Orange County Registry.

All or a portion of the property herein conveyed ___ includes or X 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 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, other than the following exceptions:


See attached Exhibit B.

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

**Franklin Office Chapel Hill, LLC,
a Delaware limited liability company**

**By: Grubb Fund Management, LLC
Its Manager**

**By: Grubb Management, LLC
Its Manager**

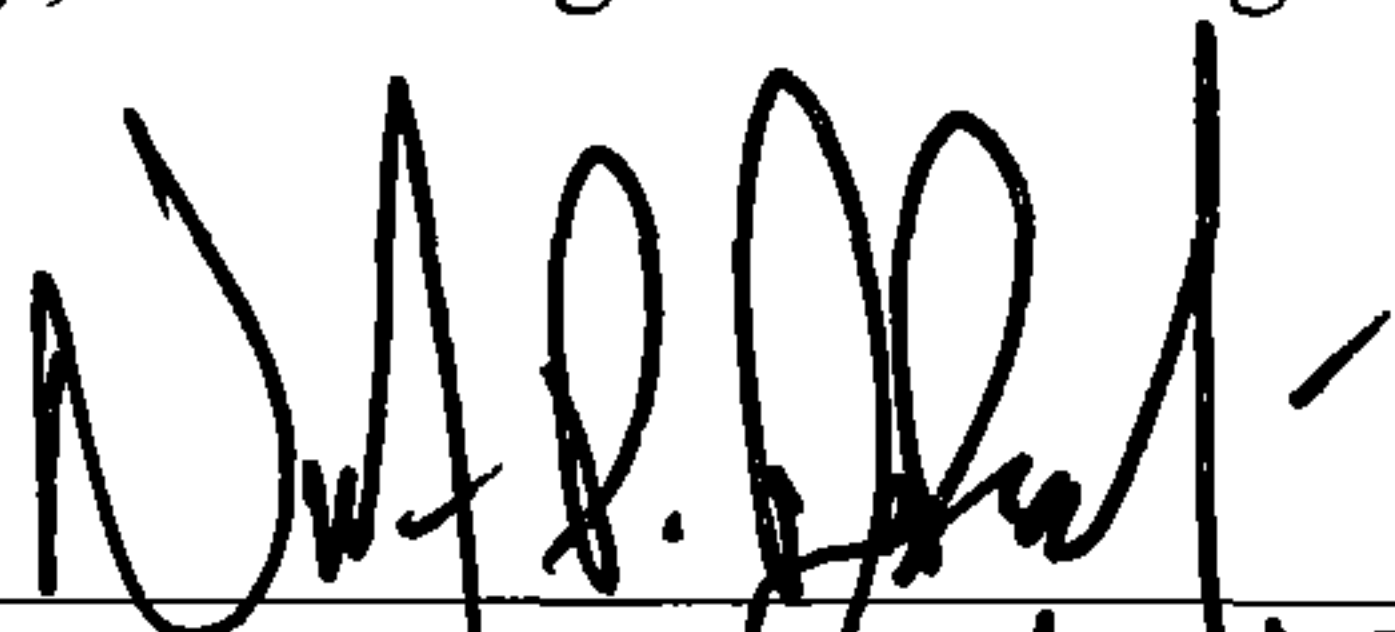
By: 
Printed: JOE DYE
Title: EXECUTIVE V.P.

State of North Carolina - County or City of Wake Co.

s

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Joe Dye personally came before me this day and acknowledged that he/she is the Executive V.P. of Grubb Management, LLC, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed.

This the 25th day of June, 2021.



My Commission Expires: 11/12/2022
Nicholas P. DePaoli Notary Public
(Affix Seal)

Notary's Printed or Typed Name

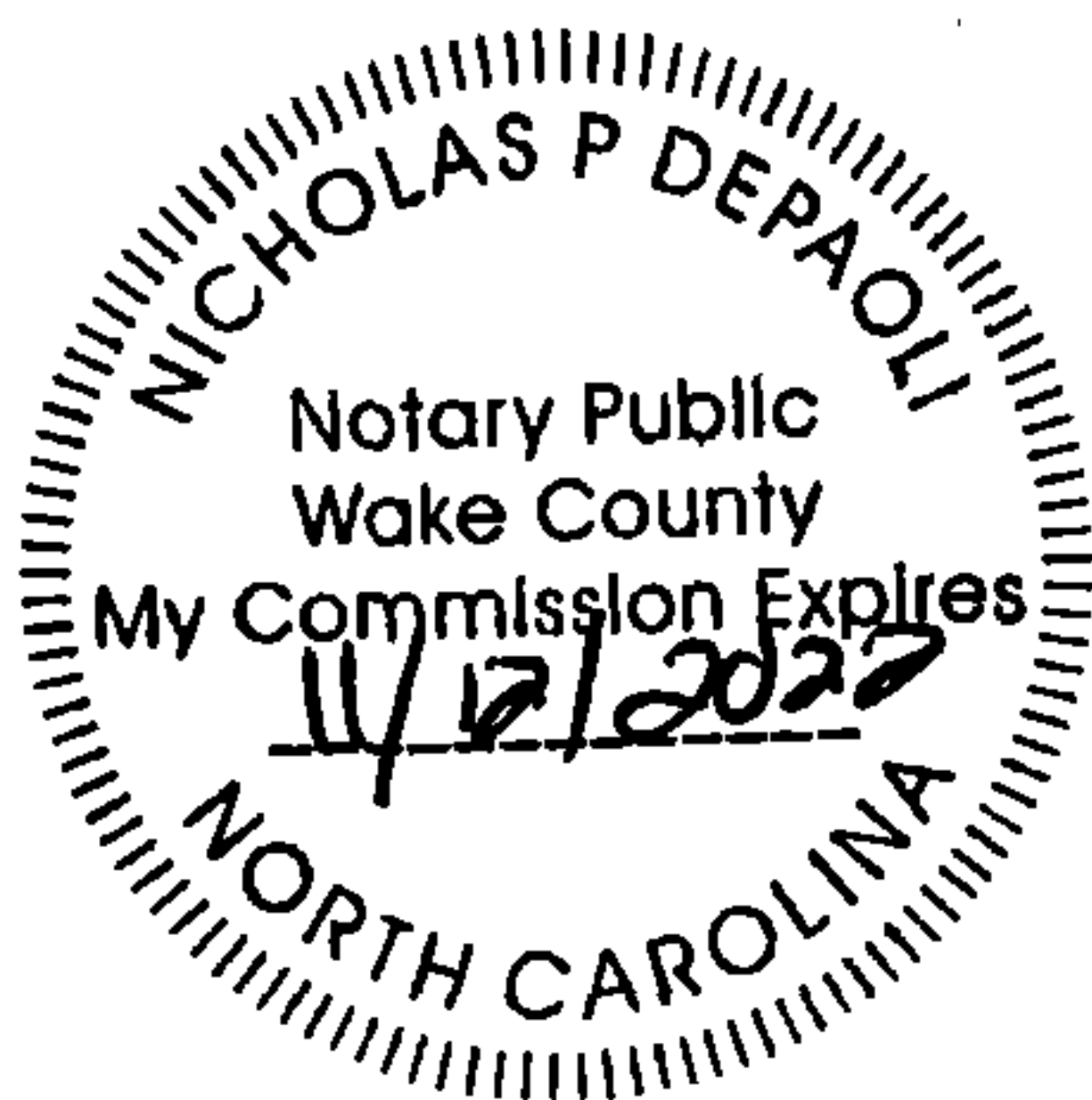


Exhibit A
Legal Description

LYING AND BEING in Chapel Hill, Orange County, North Carolina and more particularly described as follows:

To locate the point and place of BEGINNING, commence at the intersection of the eastern margin of the right-of-way of North Columbia Street with the northern margin of the right-of-way of East Rosemary Street and run N 64° 32' 00" E 140.00' to an iron pin on the southeastern corner of land conveyed to Centura Bank by instrument recorded in Deed Book 1078, Page 71 in the Orange County Public Registry, said iron pin marking the point and place of BEGINNING, thence running with the northern margin of the right-of-way of East Rosemary Street N 64° 38' 44" E 191.29' to an iron pin located on the southwestern corner of the land conveyed to Investors Title Company by instrument recorded in Deed Book 778, Book 87 in the Orange County Public Registry; thence running with the western boundary of the Investors Title Company Property (now or formerly) N 26° 32' 23" W 199.70' to an iron pin located on the southeastern corner of the land conveyed to Sharon Kirk by instrument recorded in Deed Book 1151, Page 31 in the Orange County Public Registry; thence running with the southern boundary of the Sharon Kirk property (now or formerly) S 64° 32' 00" W 117.37' to an iron pin located on the southeastern corner of the land conveyed to Bell Family properties by instrument recorded in Deed Book 1950, Page 204 in the Orange County Public Registry; thence running with the southern boundary of the Bell Family Properties land (now or formerly) S 64° 32' 00" W 70.18' to an iron pin located on the northeastern corner of the Centura Bank property (now or formerly) and running thence with the eastern boundary of the Centura Bank property (now or formerly) S 25° 28' 00" E 199.29' to the point and place of BEGINNING, containing 37,785 square feet, more or less, all as shown on survey entitled "FRANKLIN STREET PLAZA, LLC", prepared by Mary E. Ayers, North Carolina Professional Land Surveyor L3260, dated April 22, 2005, reference to said survey being made in aid of description.

TOGETHER WITH AND SUBJECT TO an easement for an overhead pedestrian bridge as more particularly described in a Deed of Easement recorded in Book 234, Page 654, in the Orange County Public Registry and the easements described in the deed recorded in Book 278, Page 1632 in the Orange County Public Registry, all as shown on the survey entitled "FRANKLIN STREET PLAZA, LLC", prepared by Mary E. Ayers, North Carolina Professional Surveyor L3260, dated April 22, 2005, reference to said survey being made in aid of description.

**Exhibit B
Exceptions**

1. Taxes for the year 2021, and subsequent years, not yet due and payable.
2. Deed Granting Easement by and between 137 East Franklin, LP and the Town of Chapel Hill recorded in Book 6227 at Page 296.
3. Plat of survey by Steven M. Injasoulian, PLS, dated 11/16/20, shows the following located on the Land:
 - a) water meters
 - b) 1.5' x 1.5' drop inlet
 - c) sanitary sewer cleanout
 - d) 6" dip
 - e) storm line
 - f) 3' x 2' drop inlet
 - g) underground gas line
 - h) 4" dip
 - i) underground electric line
 - j) underground telephone line
 - k) gas valve
 - l) storm drainage pipe
 - m) 1' X 1' electric vaults
 - n) 30' wide elevated pedestrian easement (DB 234, PG 654)
 - o) electric manhole
 - p) water line
 - q) light pole
4. Rights of the public and others entitled thereto in and to the use of that portion of Land within the bounds of the 9.75' wide sidewalk easement in DB 6227, PG 298, as shown on plat of survey by Steven M. Injasoulian, PLS, dated 11/16/20.
5. An easement for an overhead pedestrian bridge as more particularly described in a Deed of Easement recorded in Book 234, Page 654 in the Orange County Public Registry and the easements described in the deed recorded in Book 278, Page 1632 in the Orange County Public Registry.