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20171002000196880 DEED
Bk:RB6373 Pg:108
10/02/2017 11:37:32 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$5100.00

JAA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5,100.00

Tax Lot No. _____

Parcel Identifier No.: 9788-37-7213 **DB**

Mail after recording to: Samuel T. Oliver, Jr., Manning, Fulton & Skinner, P.A.
P. O. Box 20389, Raleigh, NC 27619-0389

This instrument was prepared by: Samuel T. Oliver, Jr. of Manning, Fulton & Skinner, P.A.
P. O. Box 20389, Raleigh, NC 27619-0389

Brief description for the Index: 128 E. Franklin Street

THIS DEED made this 29th day of September, 2017 by and between

GRANTOR	GRANTEE
ALEXANDER'S OF CHAPEL HILL, INC., a North Carolina corporation	CHAPEL HILL FOUNDATION REAL ESTATE HOLDINGS, INC., a North Carolina non-profit corporation
P. O. Box 46 Chapel Hill, NC 27514	300 South Building CB#1000 UNC Chapel Hill, North Carolina 27599-1000

The property conveyed by this instrument does/does not include the primary residence of the Grantor.

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 Chapel Hill, Orange County, North Carolina and more particularly described as follows:

Submitted electronically by "Manning Fulton & Skinner, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.



See **Exhibit A** attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 210, Page 86, Orange County Registry.

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 except for the exceptions hereinafter stated.

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

Ad valorem taxes, enforceable easements, covenants and restrictions of record as of the date of recording hereof and rights of tenant(s) in possession under unrecorded leases

[remainder of page intentionally left blank]

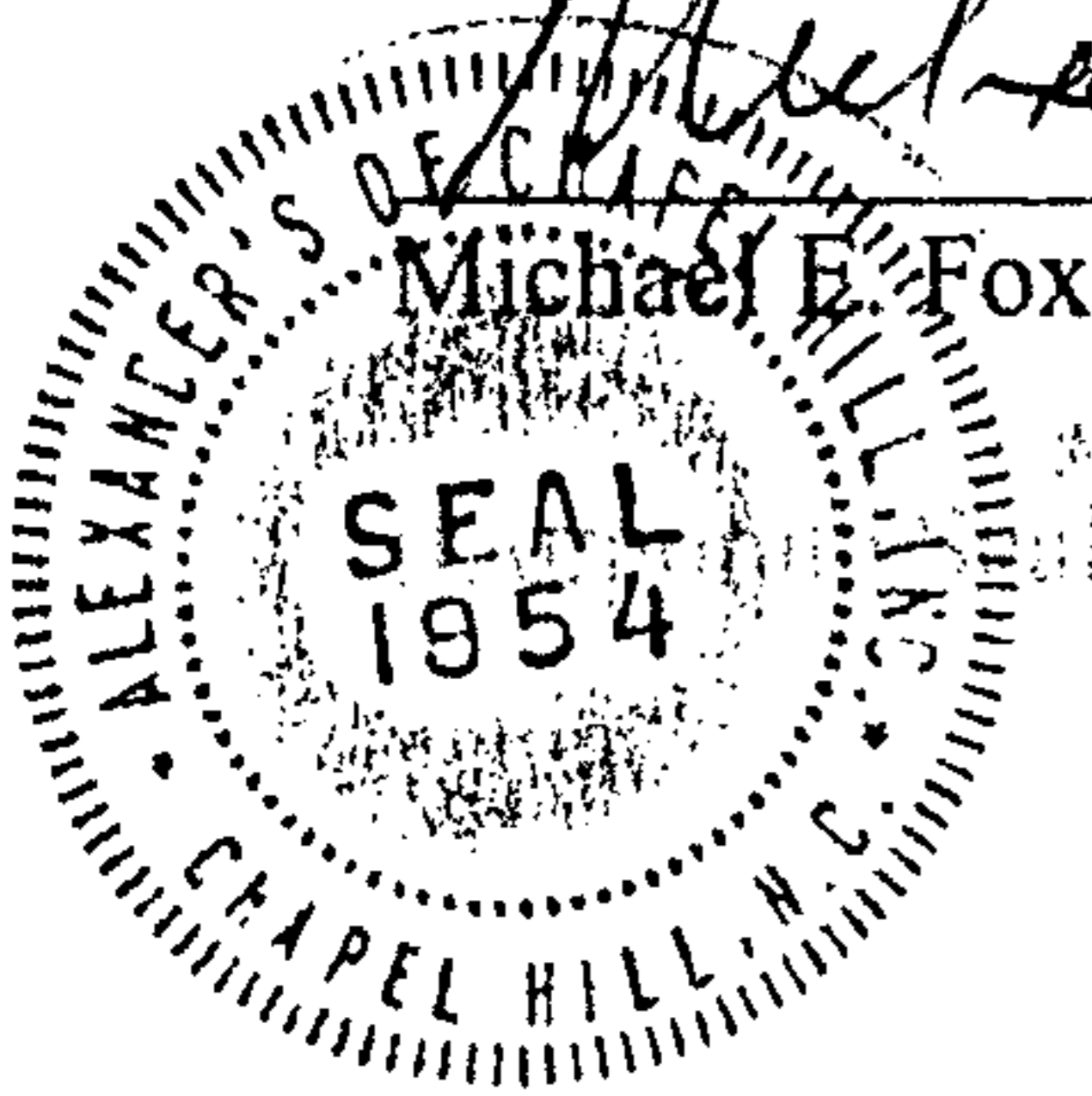


IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed the day and year first above written.

Alexander's of Chapel Hill, Inc.

By: Marilyn M Julian-Fox
Marilyn M Julian-Fox, President

ATTEST:

Michael E Fox
Michael E. Fox, Secretary


STATE OF NORTH CAROLINA :

COUNTY OF Orange :

I, the undersigned Notary Public of the County and State aforesaid, certify that **Michael E. Fox** personally came before me this day and acknowledged that he is Secretary of Alexander's of Chapel Hill, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by Michael E. Fox as its Secretary.

Witness my hand and official stamp or seal this 29th day of September, 2017 2017.

Yma Benoit Petit Jeune
Notary Public
Print/Type Name: Yma Benoit Petit Jeune
My Commission Expires: 12/11/2020

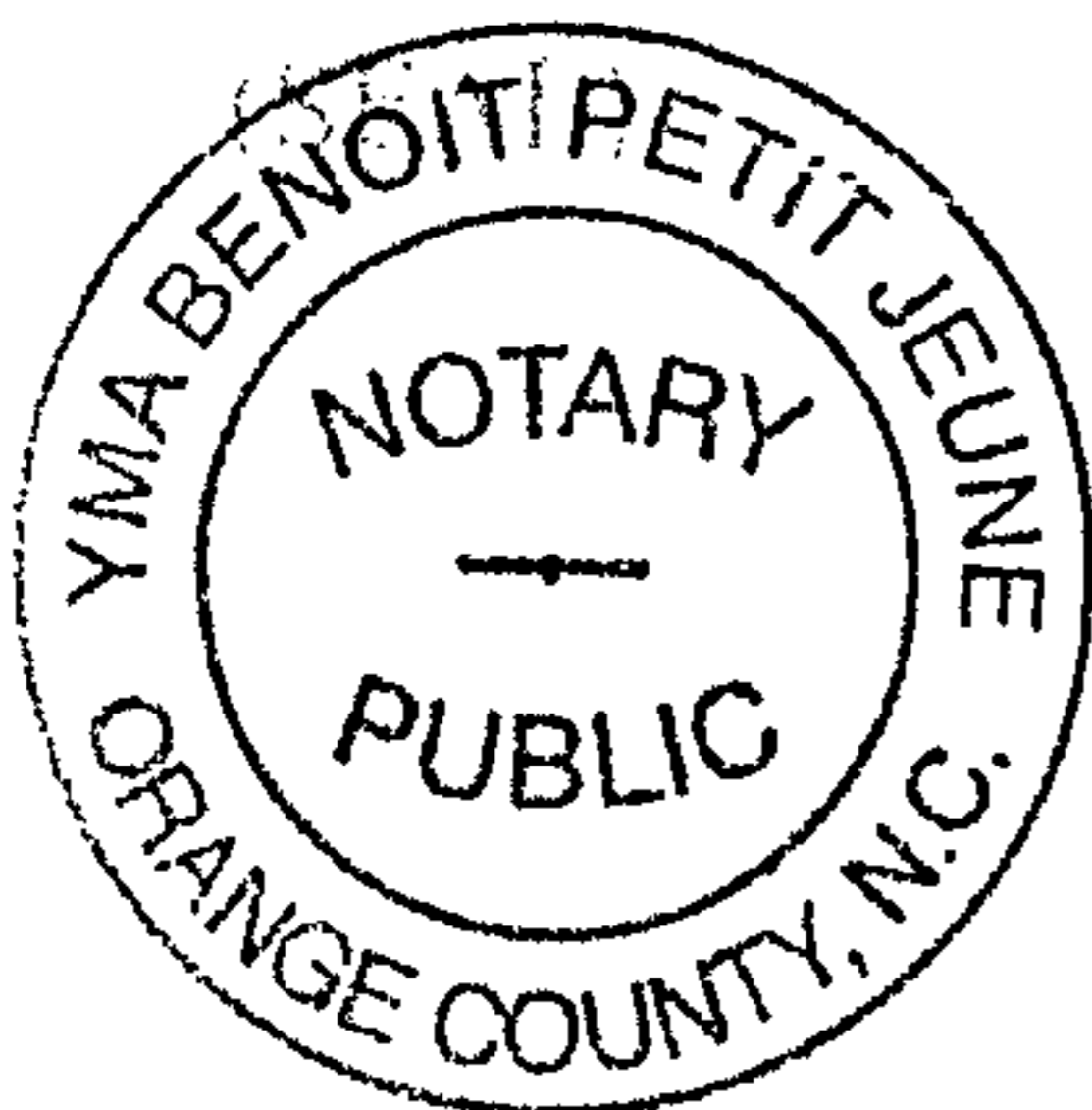




EXHIBIT A

All that certain lot or parcel of land with improvements thereon situated, lying and being on the South side of Franklin Street in the Town of Chapel Hill, N. C., BEGINNING at a stake in the south property line of Franklin Street, northwest corner of the property of the University of North Carolina, and which point is 49 foot 3½ inches westward from the southwest intersection of an alley with said Franklin Street; running thence along the south property line of Franklin Street South 68 degrees 0 minutes West 50 feet 2½ inches to a stake, the center of the west wall of the Robbins Building; running thence along the center of said wall South 22 degrees 23 minutes East 80 feet; running thence in a western direction and parallel with Franklin Street 6 inches to a point on the outside edge of the said wall; running thence South 22 degrees 23 minutes East 50 feet to a stake in the north property line of a 20 foot alley; thence along the north property line of the said alley North 68 degrees 8 minutes East 50 feet 8½ inches to a stake in the center of the east wall of the said Robbins Building; running thence along the center of the said wall North 22 degrees 23 minutes West 130 feet to the BEGINNING.

Together with and subject to all rights and obligations under those certain party wall agreements recorded in Book 83, Page 176; and Book 84, Page 56, Orange County Registry.

Further together with and including any and all rights of Grantor for ingress and egress over and across those 10-foot and 20-foot alleys as described in Book 210, Page 86, Orange County Registry.

PIN: 9788-37-7213