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CJF



20160617000124310 DEED
Bk:RB6141 Pg:438
06/17/2016 10:07:44 AM 1/5

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1740.00

9874066594
N/A
JFB
LKB

Tax Lot No.:

Prepared by: David W. Hagy, SunTrust Bank, 919 East Main Street, Richmond, Virginia 23219

Return to: Grantee: 238 S. Nash Street, Hillsborough, N.C. 27278

Brief Description for the Index:

Revenue Stamps = \$1,740.00

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 15 day of June, 2016, by and between:

GRANTOR	GRANTEE
<p>SUNTRUST BANK, a Georgia banking corporation</p> <p>With a mailing address of:</p> <p>919 E. Main Street, 14th Floor Richmond, Virginia 23219 Attn: Corporate Real Estate</p>	<p>FPP 128, LLC, a North Carolina limited liability company</p> <p>With a mailing address of:</p> <p>238 S. Nash Street Hillsborough, North Carolina 27278</p>

Enter in appropriate block for each party: name, 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 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 MADE A PART HEREOF

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book _____, Page _____, 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 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, except for the exceptions hereinafter stated.

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

1. All easements, covenants, conditions, restrictions and other matters of record.
2. The lien of the ad valorem taxes for the current year.
3. Such matters and conditions as would be revealed by a current survey and/or inspection of the subject property.
4. Non-compliance with local, county, state or federal government laws, ordinances or regulations relative to zoning, subdivision, occupancy, use, construction and development of the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

[SIGNATURE ON NEXT PAGE]



SUNTRUST BANK

By: *Sarah P. Bagby*
Sarah P. Bagby
First Vice President

COMMONWEALTH OF VIRGINIA

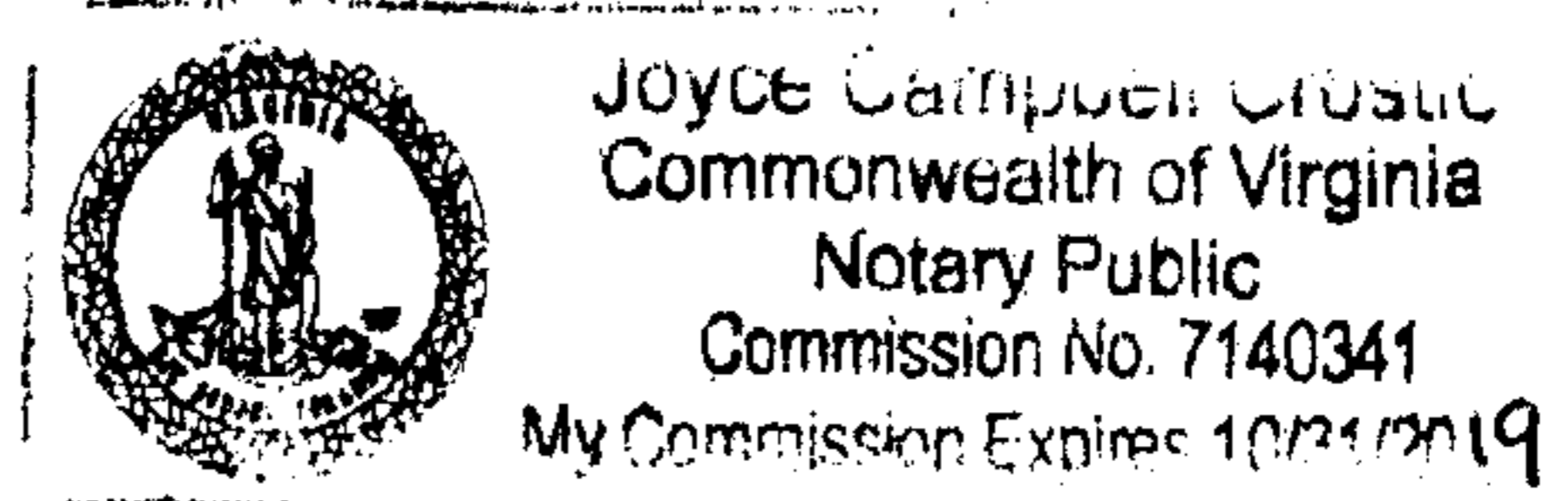
CITY OF RICHMOND

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Sarah P. Bagby, as First Vice President of SunTrust Bank, a Georgia banking corporation, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of June, 2016.

Joyce Campbell Crostic
Notary Public

My Commission Expires: 10/31/2019

Printed Name: Joyce Campbell Crostic



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR ORANGE COUNTY

By _____ Deputy/Assistant-Register of Deeds.

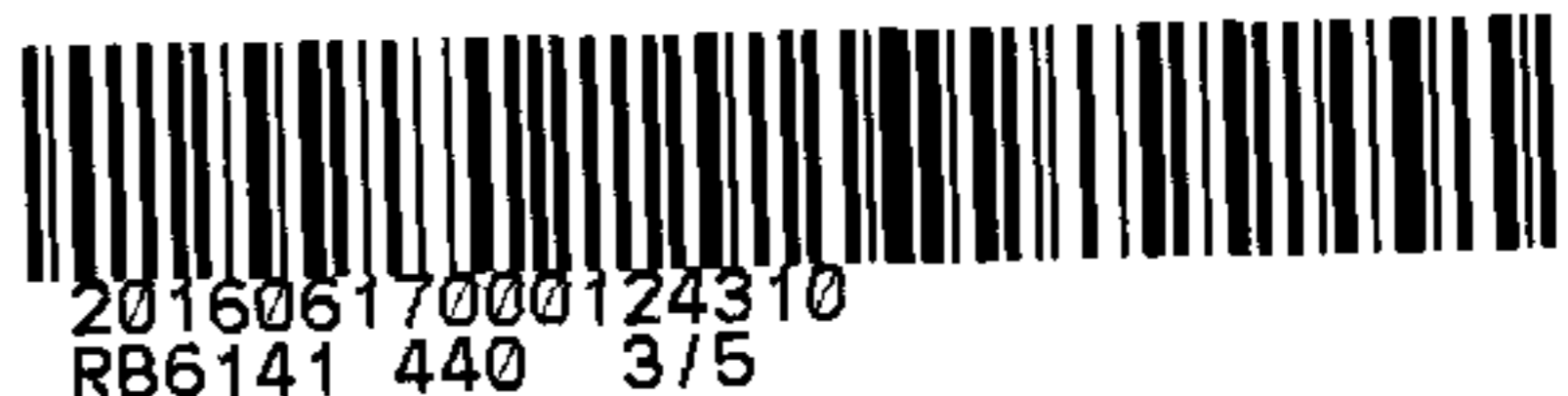


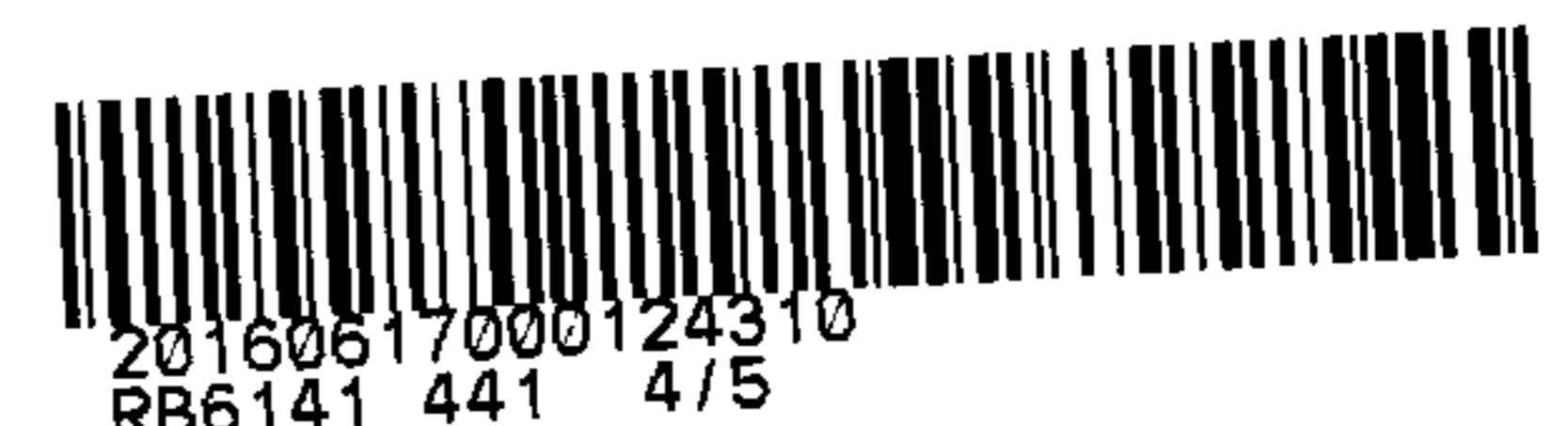
EXHIBIT A

PIN #9874-06-6594

LYING AND BEING in the Town of Hillsborough, Hillsborough Township, Orange County, North Carolina and being more particularly described as follows:

LOT NO. 1: BEGINNING at a point in a concrete walk in the East property line of Churton Street, said point standing 2.33 feet from the Northwest corner of the Building formerly occupied by SunTrust Bank, and the East property line of Churton Street; running thence along and with the North wall of said Building South 87 deg. 30 min. East 123.75 feet to the Northeast corner of said Building; thence North 2 deg. 30 min. East 41.58 ft. to a stake in the line of O. S. Robertson lot; thence with Robertson's South property line South 87 deg. 30 min. East 31.33 feet to an iron stake, the Northwest corner of Lot conveyed to Claude T. Latta; thence with Latta's West property line South 2 deg. 30 min. West 80.42 feet to an iron stake, the South west corner of said Latta's lot; thence South 87 deg. 30 min. East 59.58 feet to an iron stake in the East line of a 20 foot Alley, and the South line of the Latta Lot; thence along and with the East line of said Alley South 2 deg. 30 min. West 132.75 feet to an iron stake, the Northeast corner of the J. W. Richmond Lot; thence with said Richmond's North property line North 87 deg. 30 min. West 75 feet to an iron stake, the Northeast corner of said Richmond Lot; thence with the West property line of said Richmond Lot South 2 deg. 30 min. West 22 feet to an iron stake, the Southwest corner of said Richmond Lot in the original property line; thence North 87 deg. 30 min. West 16 feet to an iron stake, the Southeast corner of the Lot formerly owned by H. S. Cates; thence North 2 deg. 30 min. East 140.75 feet to an iron Stake in a rock ledge, the Northeast corner of the Webb property; thence North 87 deg. 30 min. West 123.75 feet to a point in a concrete walk in the East property line of Churton Street; thence along and with the East property line of Churton Street North 2 deg. 30 min. East 52.33 feet to the point or place of beginning, according to survey and plat by Robert A. Jones, Registered Surveyor, dated January 25, 1956, which plat is duly recorded in Plat Book 9, Page 28, Orange County Registry

IT IS UNDERSTOOD AND AGREED between the parties hereto that this Deed is made subject to the provisions of Deed heretofore made by Eliza D. Webb (widow), et als. to O. S. Robertson, et. al., dated September 6, 1938, and recorded in Deed Book 108, page 234, Orange County Registry, under the terms of which certain wall rights and privileges in and to the



North Wall of the large Brick Store Building on the property hereinbefore described have been conveyed to the said O. S. Robertson, et al.

LOT NO. 2: BEGINNING at a stake in the east property line of Churton Street, said stake being located by measuring from A.H. Graham's northwest corner (office lot) a distance along Churton Street of 20 feet, 9 inches, said stake now being the northwest corner of a lot owned by Allen A. Lloyd and wife, Pauline O. Lloyd, running thence North with the east property line of Churton Street 20 feet, 9 inches to a stake at the southwest corner of the brick building formerly known as Bank of Orange Building; thence East 121 feet, 6 inches to an iron stake, corner with Coleman-Laws Company lot; thence South with the west line of an alley 20 feet, 9 inches to an iron stake, a new corner; thence west with the line of Allen A. Lloyd and wife lot a distance of 121 feet, 6 inches to the place and point of beginning.

Lots 1 and 2 are and shall remain combined on the Orange County Land Records.

