

3527  
0469

FILED ELECTRONICALLY  
ALAMANCE COUNTY NC  
HUGH WEBSTER

The instrument prepared by: Oertel, Koonts and Oertel, PLLC,  
a licensed North Carolina attorney,  
Delinquent taxes, if any, to be paid by the  
closing attorney to the Tax Collector  
upon disbursement of closing proceedings.

FILED Apr 05, 2016  
AT 11:35:34 AM  
BOOK 03527  
START PAGE 0469  
END PAGE 0474  
INSTRUMENT # 05370  
EXCISE TAX \$1,400.00

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.  
(without title examination)

Excise Tax: \$1400.00

Return to: Grantee

Parcel Identifier No. 167492

**THIS DEED** made this 20<sup>th</sup> day of March, 2016 by and between

**GRANTOR**

DOROTHY D. NACHMAN and husband, PATRICK H. NACHMAN  
2320 Ridgewood Road, Chapel Hill, NC 27516

and

LAWRENCE BURTON DAVIS and wife, JANE HYOSUNG PARK  
1937 5<sup>TH</sup> Avenue West, Seattle, WA 98119-2807

and

MILDRED ANN DAVIS and husband, ALLAN HENRY WHITING  
5936 NE 15<sup>TH</sup> Avenue, Portland, OR 97211-4941

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

**GRANTEE**

RESTAURANT PROPERTY INVESTORS IV, LLC, a Virginia limited liability  
company

2242 W. Great Neck Road, Virginia Beach, VA 23451-1555

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 Mebane, County of Alamance , North Carolina, and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2611, Page 637-642, Alamance County Registry.

A map showing the above described property is recorded in Plat Book 69, Page 116, Alamance County Registry, and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, 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:

Subject to 2016 taxes, easements, conditions and restrictions of record, if any.

**INWITNESS 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 officer(s), the day and year first above written.**

**SIGNATURE AND NOTARY PAGES TO FOLLOW**

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*Dorothy D. Nachman* (SEAL)  
DOROTHY D. NACHMAN

*Patrick H. Nachman* (SEAL)  
PATRICK H. NACHMAN

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R. Hadler, Notary Public for the County of ORANGE, State of NORTH CAROLINA, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Dorothy D. Nachman, Grantor. Witness my hand and official stamp or seal, this the 28 day of March, 2016.

*Wayne R. Hadler*

Notary Public  
My Commission Expires:

WAYNE R. HADLER  
NOTARY PUBLIC  
Orange County  
North Carolina  
My Commission Expires May 22, 2020

STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, Wayne R. Hadler, Notary Public for the County of ORANGE, State of NORTH CAROLINA, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Patrick H. Nachman, Grantor. Witness my hand and official stamp or seal, this the 25 day of March, 2016.

*Wayne R. Hadler*

Notary Public  
My Commission Expires:

WAYNE R. HADLER  
NOTARY PUBLIC  
Orange County  
North Carolina  
My Commission Expires May 22, 2020

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[Signature] (SEAL)  
LAWRENCE BURTON DAVIS

[Signature] (SEAL)  
JANE HYOSUNG PARK

STATE OF Washington  
COUNTY OF King

I, Michael Guerette, Notary Public for the County of King, State of Washington certify that the following person(s) personally appeared before me this day, each acknowledging to me that ~~he or she~~ voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lawrence Burton Davis, Grantor. Witness my hand and official stamp or seal, this the 20 day of March, 2016.

**Michael Guerette**  
Notary Public  
State of Washington  
Commission Expires May 20, 2018

Notary Public  
My Commission Expires: 05/20/2018

STATE OF WASHINGTON  
COUNTY OF King

I, Michael Guerette, Notary Public for the County of King, State of Washington, certify that the following person(s) personally appeared before me this day, each acknowledging to me that ~~he or she~~ voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jane Hyosung Park, Grantor. Witness my hand and official stamp or seal, this the 20 day of March, 2016.

**Michael Guerette**  
Notary Public  
State of Washington  
Commission Expires May 20, 2018

Notary Public  
My Commission Expires: 05/20/2018

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Mildred Ann Davis (SEAL)  
MILDRED ANN DAVIS

Allan H. Whiting (SEAL)  
ALLAN HENRY WHITING

STATE OF OREGON  
COUNTY OF MULTNOMAH

I, CHRISTINE SASHA SPECTOR, Notary Public for the County of MULTNOMAH,  
State of OREGON, certify that the following person(s) personally appeared before me  
this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the  
purpose stated therein and in the capacity indicated: Mildred Ann Davis, Grantor. Witness my hand and  
official stamp or seal, this the 22<sup>nd</sup> day of March, 2016.



Christine Spector  
Notary Public  
My Commission Expires: 01/19/2020

STATE OF OREGON  
COUNTY OF MULTNOMAH

I, CHRISTINE SASHA SPECTOR, Notary Public for the County of MULTNOMAH,  
State of OREGON, certify that the following person(s) personally appeared before  
me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the  
purpose stated therein and in the capacity indicated: Allan Henry Whiting, Grantor. Witness my hand and  
official stamp or seal, this the 22<sup>nd</sup> day of March, 2016.



Christine Spector  
Notary Public  
My Commission Expires: 01/19/2020

WRH

EXHIBIT "A"

Property Description

All that tract or parcel designated as Lot #5, comprised of 1.35 acres, more or less, as shown on the plat prepared by R.S. Jones & Associates, Inc., entitled "Final Plat of Garrett Crossing," dated June 4, 2004, Revision Date July 20, 2004, and recorded October 1, 2004 in the Office of the Register of Deeds for Alamance County, North Carolina in Book 69, Page 116, to which plat reference is made for a more particular description; and, to the extent they benefit the Property, the non-exclusive right to use those easements recorded in Book 2146, Page 118 and Book 2191, Page 925, both of the Alamance County Registry.

Together with, and subject to, the terms and provisions of that certain Easements With Covenants and Restrictions Affecting Land, dated September 28, 2004, recorded at Book 2146, Page 61, in the Office of the Register of Deeds for Alamance County, North Carolina.