

SPECIAL WARRANTY DEED

Excise Tax: \$9,800.00

Tax Parcel ID No. _____ Pin: ^{YPC}9788376817 Verified by Orange County

on the ____ day of _____, 2021 By: _____

Mail/Box to: Grantee

This instrument was prepared by (without title examination): Eric W. Hinson/Michael Thornton

Brief description for the Index: 135 E. Rosemary Street, Chapel Hill, NC

THIS SPECIAL WARRANTY DEED, made this the 22 day of June, 2021, by and between

GRANTOR:

INVESTORS TITLE COMPANY, a North Carolina corporation

whose mailing address is 121 N. Columbia Street, Chapel Hill, NC 27514
Attention: James A. Fine, Jr.

(herein referred to as **Grantor**) and

GRANTEE:

THE TOWN OF CHAPEL HILL, a municipal corporation of the State of North Carolina

whose mailing address is 405 Martin Luther King Jr. Blvd, Chapel Hill, NC 27514
Attention: Town Manager

(herein referred to as **Grantee**) and

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Orange, State of North Carolina, more particularly described as follows:

Submitted electronically by "Beemer, Hadler & Willett, 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 and incorporated herein by reference.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 778, Page 87, Orange County Registry.

All or a portion of the property herein conveyed **does not** include the primary residence of Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the lawful claims of all persons claiming by, through and under Grantor, other than the following exceptions.

This conveyance is made subject to the following Exceptions and Reservations:

1. Those exceptions listed on **Exhibit B** attached hereto and incorporated herein by reference.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[Signatures on the following page.]

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

GRANTOR:

INVESTORS TITLE COMPANY
a North Carolina corporation (SEAL)

By: James A. Fine, Jr.
Printed: JAMES A. FINE, JR.
Title: President

STATE OF NORTH CAROLINA

COUNTY OF Wake

I certify that the following person(s) personally appeared before me, a Notary Public of the county and state aforesaid, this day, each acknowledging to me that ~~he or she~~ signed the foregoing document in the capacity indicated: President, (Title)

Date: 6/22/2021 Brenda M. Wright
Wake County, Notary Public

My Commission Expires: 04/24/2022

(Official/Notarial Seal)

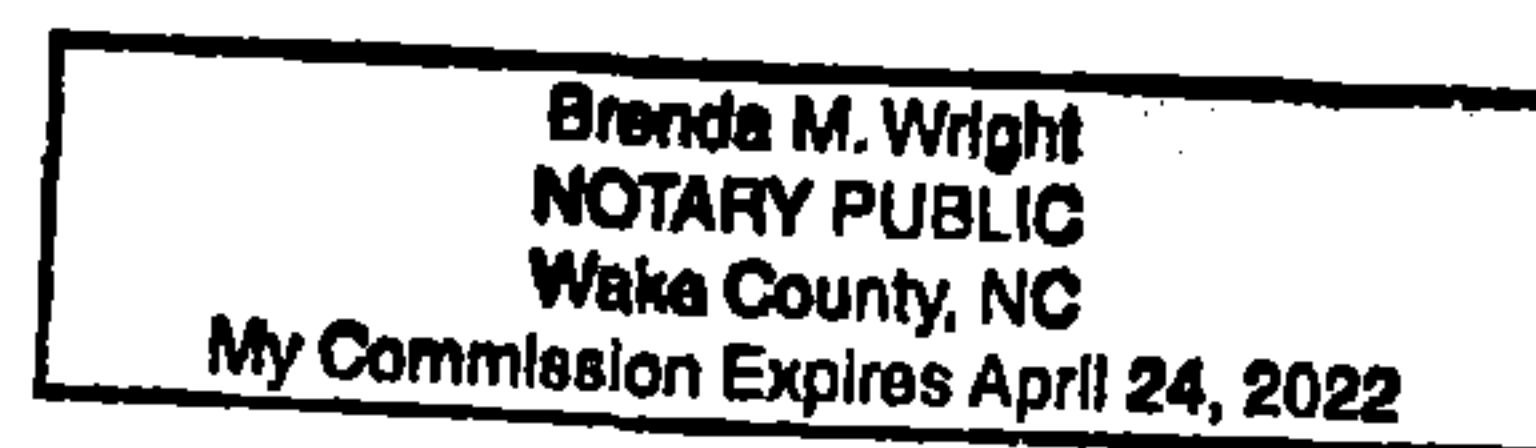


Exhibit A
Legal Description

Investor's Title Company Parcel (Pin # 9788-37-6817)
Chapel Hill Township, Orange County, North Carolina

Being all of the Investor's Title Company Parcel (Pin # 9788-37-6817; Deed Book 778, Page 87) and being more particularly described as follows:

BEGINNING at a point on the Northern right-of-way of East Rosemary Street (a 45' wide public R/W), also being the southwestern corner of the Investors Title Company Parcel and the southeastern corner of the Franklin Office Chapel Hill LLC Parcel (PIN# 9788-37-4748 / Deed Book 6603, Page 282), said point having North Carolina State Plane Coordinates (NAD83/2011) of N:787,801.04' E:1,983,661.35'; thence with the common line of Investors Title Company, and Franklin Office Chapel Hill LLC North 26°07'18" West a distance of 199.70 feet to an existing 1" iron pipe, the common corner of Investors Title Company, Franklin Office Chapel Hill, and Sharon M. Kirk, et al (PIN# 9788-37-4909 / Deed Book 1155, Page 31); thence with the common line of Investors Title Company, and Sharon M. Kirk, et al North 26°56'46" West a distance of 15.51 feet to an existing 1" iron pipe, the common corner of Investors Title Company, Sharon M. Kirk, et al, and Cider 5 LLC (PIN# 9788-38-4062 / Deed Book 6034, Page 471); thence with the common line of Investors Title Company, and Cider 5 LLC North 64°37'21" East a distance of 63.53 feet to an existing 1/2" iron pipe, the common corner of Investors Title Company, Cider 5 LLC, and Zeta Tau Alpha Fraternity Housing Corporation (PIN# 9788-38-5035 / Deed Book 392, Page 445); thence with the common line of Investors Title Company, and Zeta Tau Alpha Fraternity Housing Corporation North 64°41'32" East a distance of 99.55 feet to an existing 1" iron pipe, the common corner of Investors Title Company, Zeta Tau Alpha Fraternity Housing Corporation, Carolyn Baucom (PIN# 9788-38-6019 / Deed Book 2668, Page 576), and Branch Banking and Trust Co (PIN# 9788-37-7911 / Deed Book 206, Page 486); thence with the common line of Investors Title Company and Branch Banking and Trust Co South 26°49'58" East a distance of 214.30 feet to a point on the Northern R/W of East Rosemary Street; thence with the Northern R./W of East Rosemary Street South 63°54'19" West a distance of 86.08 feet to a corner; thence South 64°47'43" West a distance of 79.44 feet to the point of BEGINNING, containing an area of 35,312 square feet or 0.81 acres, more or less.

Exhibit B
Exceptions

1. Taxes for the year 2021, and subsequent years, not yet due and payable.
2. Easement Agreement to the Town of Chapel Hill recorded in Book 6227 at Page 285.
3. Title to that portion of the Land within the right-of-way of E. Rosemary Street.
4. Plat of survey by Steven M. Injasoulion, PLS, dated 11/03/20, shows the following located on the Land:
 - (a) overhead electric line
 - (b) 8" clay
 - (c) 30" rcp
 - (d) light pole
 - (e) electric meter
 - (f) catch basin
 - (g) underground gas line
 - (h) underground electric line
 - (i) water meter
 - (j) 4" pvc downspout
 - (k) 12" rcp
 - (l) possible storm junction
 - (m) guy wire
 - (n) storm drainage pipe
 - (o) sanitary sewer pipe
 - (p) utility vault
 - (q) yard inlet
5. Encroachment upon the Land by the possible storm junction and 3-story parking deck appurtenant to the property adjoining on the west, by the public utility sewer pipes and structure appurtenant to the property adjoining on the north, by the overhead utility line to area light and stone retaining wall appurtenant to the property adjoining on the northwest and by the concrete retaining wall appurtenant to the property adjoining on the east, as shown on plat of survey by Steven M. Injasoulion, PLS, dated 11/03/2020.