



BML

20160408000068010 DEED
Bk:RB6101 Pg:504
04/08/2016 11:45:33 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$1650.00

NH

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$1650.00

Real Estate ID:

PIN: 9788378513

LKO

Mail after recording to: ~~Grantee~~

This instrument prepared by: Michael W. Strickland & Associates, P.A. (without benefit of title exam)

Brief Description for Index: 143 East Franklin Street, Chapel Hill

Return to:

First American Title Insurance Co.
666 Third Avenue, 5th Floor
New York, NY 10017

772754

THIS DEED made this 1st day of April, 2016, by and between

GRANTOR

GRANTEE

STEVE I. KUTAY and wife
PATRICIA B. KUTAY
68 Brookwood Road
Asheville, NC 28804

GOULD FRANKLIN STREET NC LLC,
a North Carolina limited liability company
60 Cutter Mill Road, Suite 303
Great Neck, New York 11021

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 Chapel Hill Township, Orange County, North Carolina, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

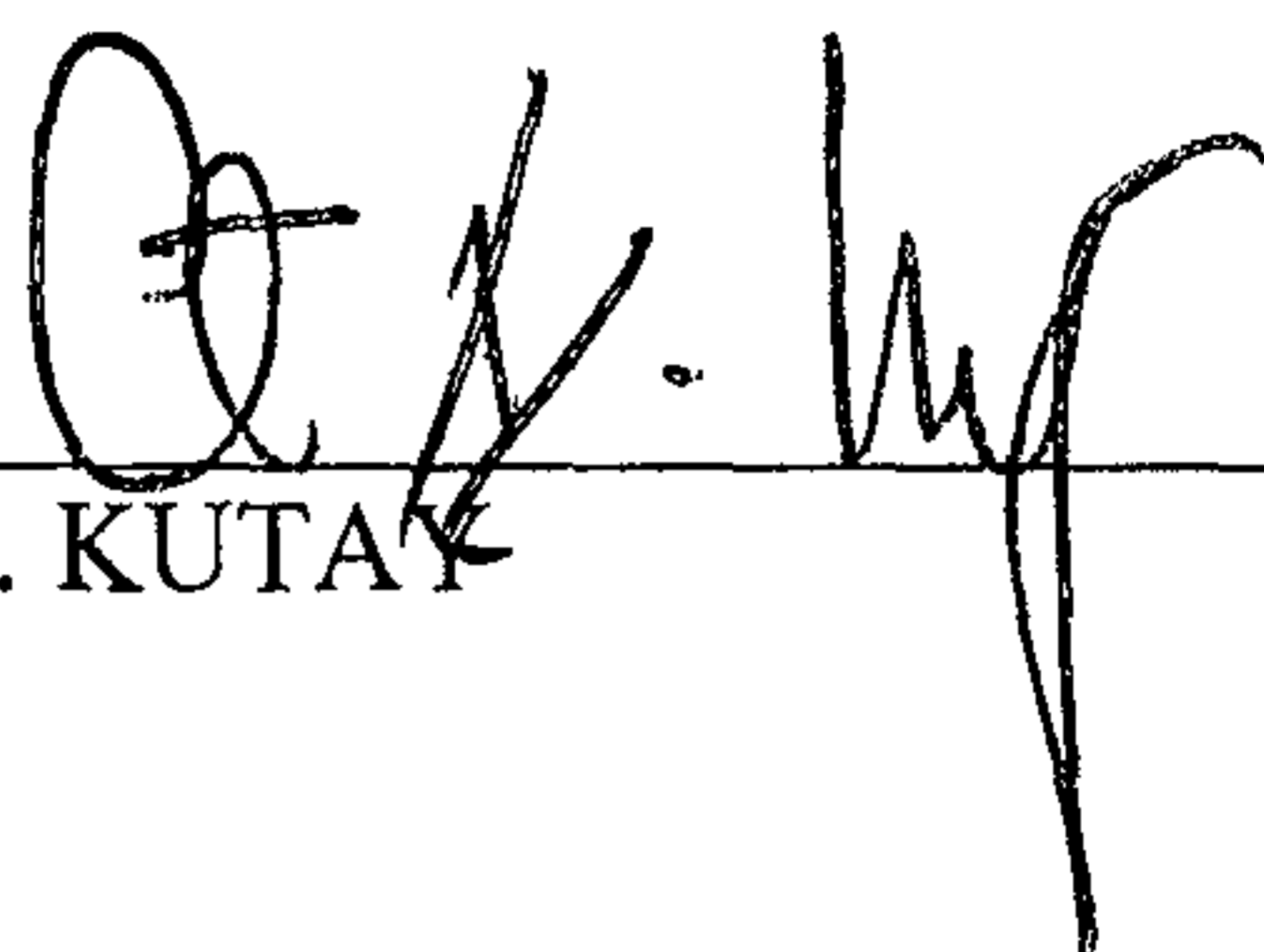
The Property hereinabove described was acquired by Grantor in instrument recorded in Book 886, Page 360 of the Orange County Registry.

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.


If Checked, the property includes the primary residence of Grantor (per N.C.G.S. §105-317.2)

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions shown on Exhibit B attached hereto and incorporated herein by reference.

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, the day and year first above written.



STEVE I. KUTAY (Seal)



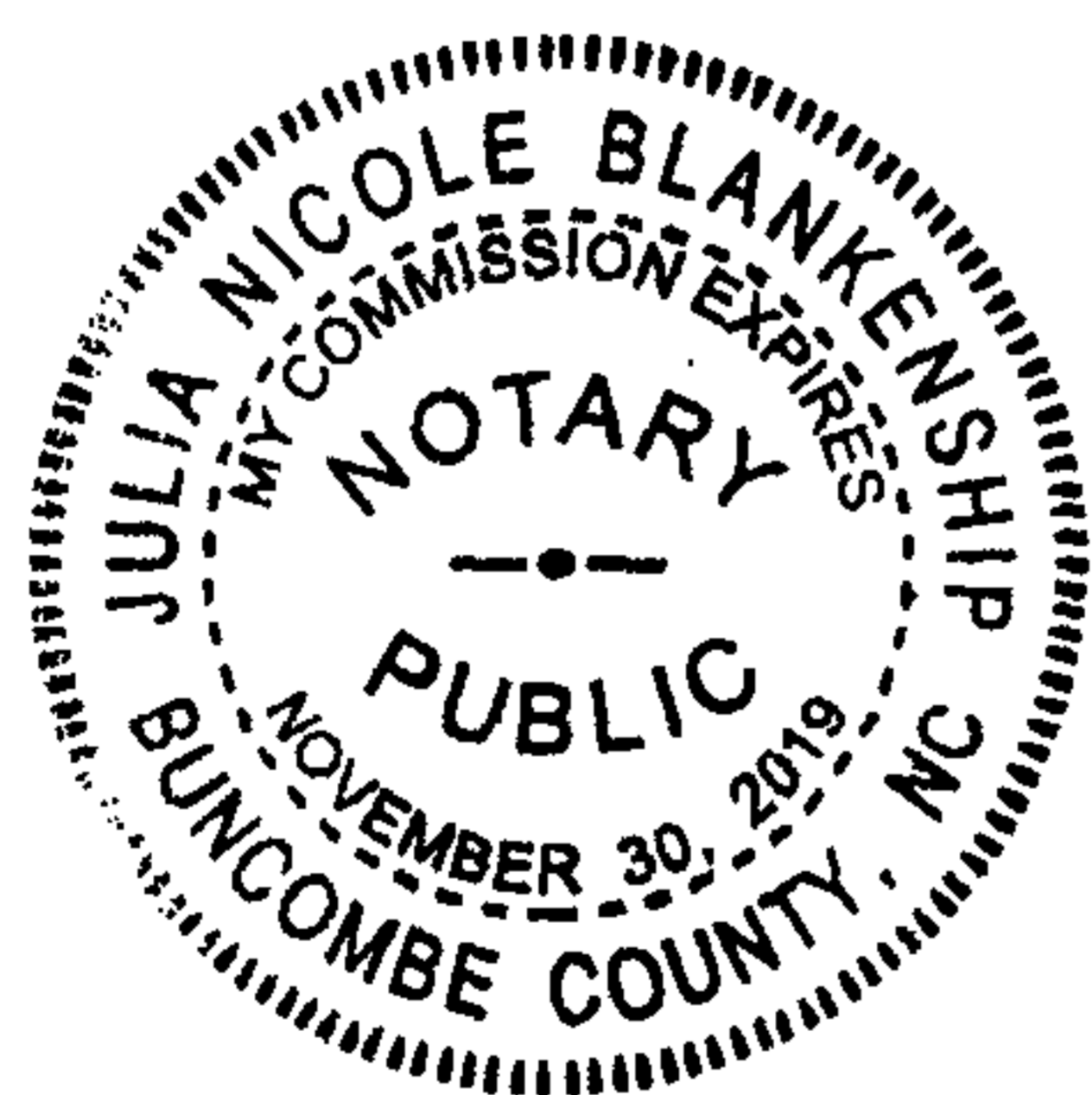
PATRICIA B. KUTAY (Seal)

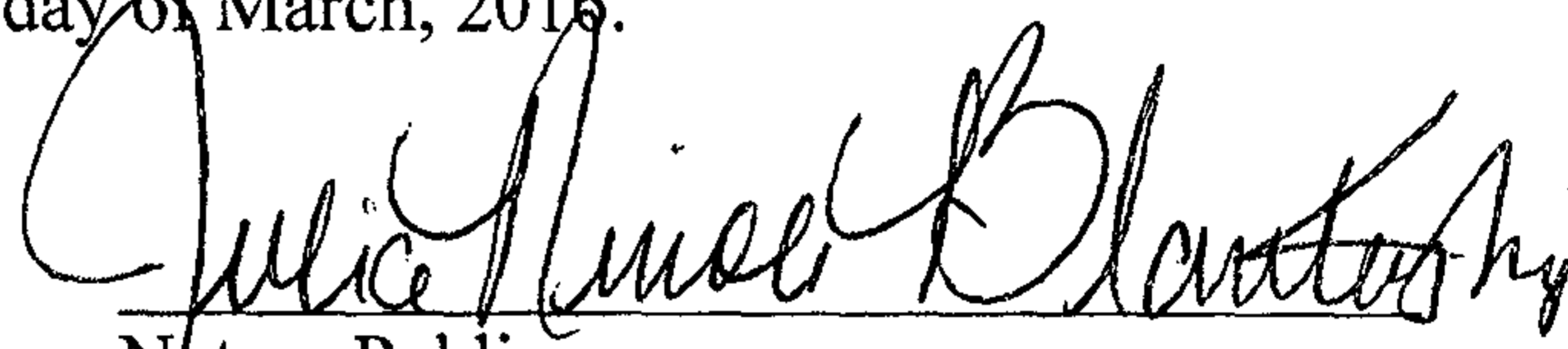
STATE OF NORTH CAROLINA

COUNTY OF Buncombe

I, Julia Nicole Blankenship, a Notary Public, certify that Steve I. Kutay and Patricia B. Kutay personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 25 day of March, 2016.





Notary Public
My commission expires: 11-30-2019



EXHIBIT A
Legal Description

Lying and being on the North side of Franklin Street in the Town of Chapel Hill, N.C., Beginning at a point in the North property line of said Street in line with the West face of the brick wall on the property hereby conveyed, said wall also being used as it now stands as the East wall of the N.C. Cafeteria Building, property of R.W. Foister, running thence along the West face of said wall with the said Foister's East line of Lot No. 5 on the map and survey hereinafter referred to, North 24° 5' West 89.5 feet to a point where there is an angle in the line; thence continuing with said Foister North 25° 35' West 40.5 feet to an iron stake in the South line of a 12 foot alley-way connecting with Rosemary Street, this point being the Northeast corner of said Foister's Lot No. 5, this last course passing through and cutting off the overlapping portion of the Cafeteria Building; thence with the South line of said alleyway North 64° 30' East 13.4 feet to an iron stake, Northwest corner of Lot No. 3 on said map and survey, property of M.B. Snipes and T.M. Greene, known as the barber shop lot; thence with the Western line of said Lot No. 3, again passing through and cutting off the overlapping portion of the Cafeteria Building, South 24° 5' East 130 feet to a point in the North property line of Franklin Street, Southwest corner of said Lot No. 3; thence with Franklin Street South 64° 30' West 13.4 feet to the Beginning, and being the lot on which stands the building now occupied by the party of the first part as a shoe shop, and being Lot No. 4, on the plat and survey of the property of A. A. Klutz Estate as surveyed and platted by F.M. Carlisle, C.E., May 22, 1948, registered in the Office of Register of Deeds of Orange County in Plat Book 4, at Page 89.



EXHIBIT B
Permitted Title Exceptions

1. Taxes for the year 2016, not yet due and payable.
2. Easements and any other facts as shown on plat recorded in Plat Book 4 Page 89, and Plat Book 43 Page 156, Orange County Registry.
3. Rights of others for ingress and egress purposes in and to the 12 foot alley located on the northern portion of the land.
4. Special proceeding (81 SP) establishing boundary line(s) of the property description.
5. Any facts, rights, interests or claims that may exist or arise by reason of any matters disclosed by an ALTA/ACSM Land Title Survey prepared by Jimmy F. Cain, PLS, Job No. 201600274-001, dated February 12, 2016 last revised March 8, 2016.

