

39314
RC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,810.00

Parcel Identifier: 9799-25-8877 Verified by LCB County on the ___ day of _____, 20
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas R. Holt, Attorney at Law

Brief description for the Index: 1500 Fordham Blvd. Chapel Hill

THIS DEED made effective as of the 9th day of November, 2021, by and between

GRANTOR	GRANTEE
HOTNET, LLC a North Carolina limited liability company	ROCK WELL PROPERTIES, LLC a North Carolina limited liability company
Mailing address: 100 Timberhill Place, Unit 129 Chapel Hill, NC 27514	Mailing address: PO Box 4701 Chapel Hill, NC 27514

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land, or condominium unit situated in Orange County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1964, Page 142, Orange County Registry.

North Carolina Bar Association - NC Bar Form No. 3
North Carolina Association of Realtors, Inc. - Standard Form 3

submitted electronically by "Bagwell Holt Smith-SV"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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


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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

HOTNET, LLC
a North Carolina limited liability company


By: 
Lynda P. Howell, Manager

ORANGE County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Lynda P. Howell, Manager of HOTNET, LLC

Date: November 9, 2021

(Affix Official Seal below)


Official Signature of Notary Public
Print Name: WALTER A. HOLT, JR.
My commission expires: 04-08-26

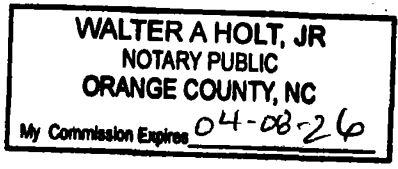


EXHIBIT A

BEGINNING at a highway right-of-way monument on the west side of U.S. Highway 15-501 Bypass and on the south side of the southbound ramp, and running with the western right-of-way of said Bypass South $07^{\circ} 58' 22''$ West 239.35 feet to an existing iron pipe; thence North $42^{\circ} 47' 20''$ West 43.66 feet to an iron pipe; thence North $10^{\circ} 53' 27''$ West 262.27 feet to an existing iron pipe on the southern right-of-way of the one-way southbound ramp for U.S. Highway 15-501; thence with said right-of-way South $64^{\circ} 56' 37''$ East 124.08 feet to the BEGINNING and containing 0.4 acres more or less.

PIN: 9799-25-8877