



20171215000244750 DEED
Bk:RB6402 Pg:291
12/15/2017 12:04:07 PM 1/3

ER
MK

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$7197.00

aw

NORTH CAROLINA GENERAL WARRANTY DEED

9789-93-9745 PC

Excise Tax: \$7,197.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Joan M. Balderamos, Bell, Davis & Pitt, P.A. 100 N. Cherry Street, Suite 600, Winston-Salem, NC 27101

This instrument was prepared by: Joan M. Balderamos (without title examination)

Brief description for the Index: 1507 & 1509 E. Franklin Street, Chapel Hill, Orange County, North Carolina

THIS DEED made this 15th day of December, 2017, by and between

GRANTOR

Taylor Development Group, LLC,
a North Carolina limited liability company,
successor by merger to Taylor Family Properties, LLC,
1645 Westbrook Plaza Drive

Winston-Salem, NC 27103

GRANTEE

1507 E. Franklin Street LLC
a Delaware limited liability company
1125 West NC 54, Suite 504
Durham, NC 27704

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 or parcel of land situated in the City of Chapel Hill, Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference

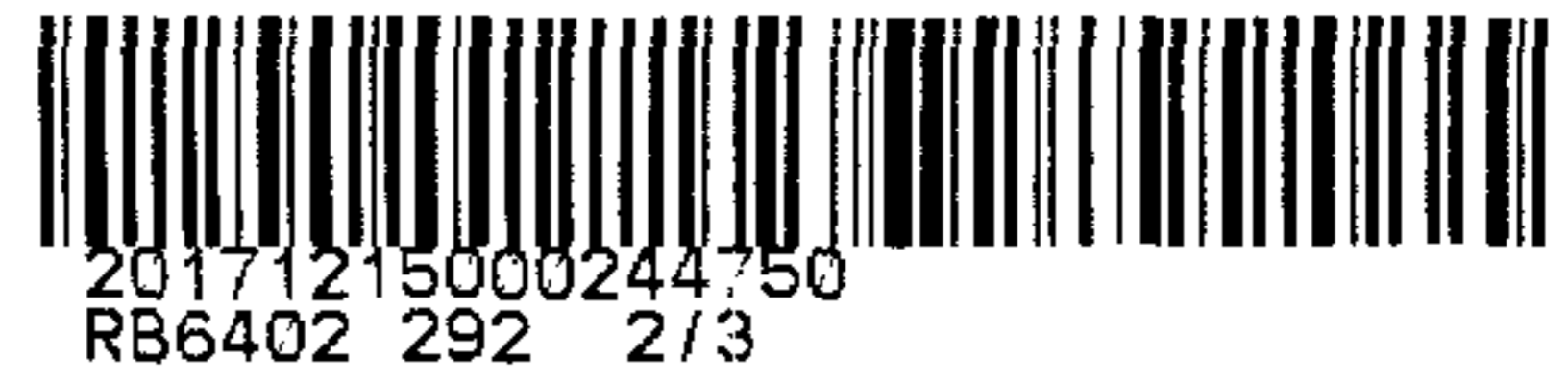
The property hereinabove described was acquired by Grantor by instrument recorded in Book 3883, page 174.

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

A map showing the above described property is recorded in Plat Book _____, page _____.

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.

Submitted electronically by "The Pryzwansky Law Firm" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.



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, other than the following exceptions:

Ad valorem real property taxes for the present year and subsequent years. Restrictive and protective covenants, utility easements and rights of way of record, and matters which would be revealed by a physical inspection and survey of the property herein described.

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

Taylor Development Group, LLC,
a North Carolina limited liability company

By: *Suzanne Taylor Ramm* (SEAL)
Suzanne Taylor Ramm
President & Manager

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Suzanne Taylor Ramm, personally came before me this day and acknowledged that she is the President & Manager of Taylor Development Group, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14 day of December, 2017.

Danielle Viator
My Commission Expires: 9/23/19
Public
(Affix Seal)

Danielle Viator Notary

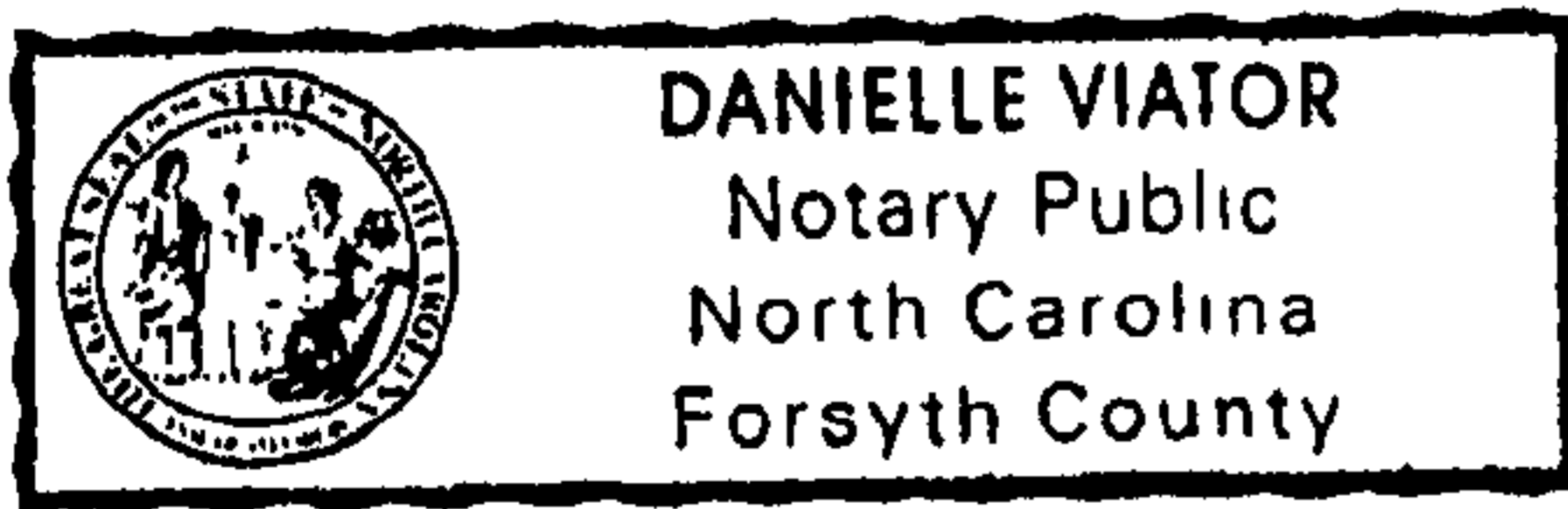




EXHIBIT A

In the State of NC, County of Orange,

BEGINNING AT AN EXISTING IRON ON THE NORTHWESTERN MARGIN OF EAST FRANKLIN STREET (100' PUBLIC R/W); SAID IRON BEING TIED TO A PK NAIL IN THE CENTERLINE OF INTERSECTION OF ESTES DRIVE WHICH IS LOCATED SOUTH 21° 20' 12" WEST 558.69 FEET FROM SAID BEGINNING POINT; SAID BEGINNING POINT ALSO BEING THE EASTERNMOST CORNER OF SIENA LIMITED PARTNERSHIP AS RECORDED IN DEED BOOK 761 AT PAGE 226, ORANGE COUNTY REGISTRY; RUNNING THENCE WITH THE NORTH LINE OF SIENA LIMITED PARTNERSHIP NORTH 74° 01' 06" WEST 248.65 FEET TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF SHERWOOD COLONY CONDOMINIUMS (SEE PLAT BOOK 38 AT PAGE 36, ORANGE COUNTY REGISTRY); RUNNING THENCE WITH SHERWOOD COLONY CONDOMINIUMS' LINE NORTH 39° 37' 54" EAST 357.38 FEET TO AN EXISTING IRON PIN; CONTINUING THENCE WITH SHERWOOD COLONY CONDOMINIUMS' LINE SOUTH 44° 42' 57" EAST 228.42 FEET TO AN EXISTING IRON PIN IN SAID RIGHT-OF-WAY LINE OF EAST FRANKLIN STREET; RUNNING THENCE WITH SAID RIGHT-OF-WAY LINE SOUTH 42° 52' 06" WEST 48.16 FEET TO A NAIL SET; CONTINUING THENCE ON A CURVE TO THE LEFT, A CHORD CALL AND DISTANCE OF SOUTH 38° 39' 28" WEST 187.08 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 66,674 SQUARE FEET, MORE OR LESS AND BEING APPROXIMATELY 1.53 ACRES. BEING IN ACCORDANCE WITH A SURVEY ENTITLED "TAYLOR OIL 1509 E. FRANKLIN STREET" DATED FEBRUARY 24, 2005, BY STEPHEN D. PUCKETT, PROFESSIONAL LAND SURVEYOR.