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MK



20180809000151940 DEED  
Bk:RB6505 Pg:505  
08/09/2018 09:52:27 AM 1/6

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$8000.00

MK

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 8,000.00

Parcel Identifier: 9880364255

AB

Verified by: \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2018

Mail after recording to:

Cole Schotz P.C.

Court Plaza North, 25 Main Street, Hackensack, NJ 07601, Attention: Christopher J. Caslin, Esq.

This instrument was prepared by:

Daniel Visalli (no title examination performed by preparer)

Brief Description for the Index: 151 Old University Station Road, Chapel Hill, NC 27514

860762N4

This DEED, made this 26 day of July, 2018, by and between:

GRANTOR	GRANTEE
<p><b>CPI CHAPEL HILL, LLC</b>, a North Carolina limited liability company,</p> <p>and</p> <p><b>FEM UNIVERSITY STATE ROAD, LLC</b>, a North Carolina limited liability company, as tenants-in-common, each having a mailing address at 195 North Street, Suite 100, Teterboro, New Jersey 07608</p>	<p><b>CPIMF1 UNCCHNC LLC</b>, a North Carolina limited liability company, having a mailing address at 195 North Street, Suite 100, Teterboro, New Jersey 07608</p>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto

Submitted electronically by "First American Title Insurance Company - Charlotte NCS" in compliance with North Carolina statutes governing recordable documents 5697 and the terms of the submitter agreement with the Orange County Register of Deeds.



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:

BEING ALL of a Lot 8 a shown on plat surveyed thereof dated January 21, 2010, and recorded in Book 106, Page 109 of the Orange County Registry by Philip Post and Associates entitled Boundary Plat to which reference is hereby made for a more particular description of the same.

This property bears the street address 151 Old University Station Road, Chapel Hill, NC 27514.

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

TOGETHER WITH appurtenant easements created by Declaration of Cross Easements recorded in Book 4198, Page 197 in the Office of the Register of Deeds for orange County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument(s) recorded on October 15, 2014, in Book 5857, Page 533, Orange County Registry.

A map showing the above-described property is recorded in Plat Book 106, Page 109, Orange County Registry.

TO HAVE AND TO HOLD unto Grantee the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging in fee simple.

And Grantor covenants with 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:

See attached Exhibit A.

(SIGNATURE PAGE FOLLOWS)



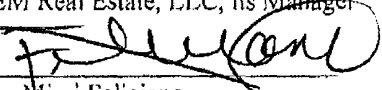
IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

**GRANTOR:**

CPI CHAPEL HILL, LLC,  
a North Carolina limited liability company  
By SPC Associates, L.L.C., its Manager

By: \_\_\_\_\_  
Name: Peter O. Hanson  
Title: Manager

FEM UNIVERSITY STATE ROAD LLC,  
a North Carolina limited liability company  
By FEM Real Estate, LLC, its Manager

By:   
Name: Mimi Feliciano  
Title: Manager

STATE OF NEW JERSEY     )  
  )  
  )     ss.  
COUNTY OF BERGEN     )

I certify that the following person personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: Peter O. Hanson as Manager of SPC Associates, L.L.C., the Manager of CPI Chapel Hill, LLC, a North Carolina limited liability company.

\_\_\_\_\_  
Notary Public

My Commission Expires:

STATE OF NEW JERSEY     )  
  )  
  )     ss.  
COUNTY OF Morris     )

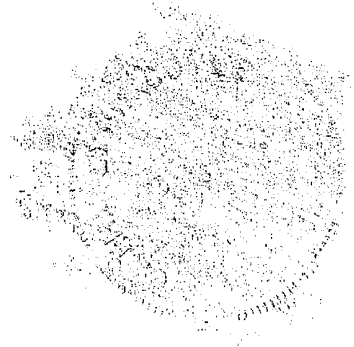
I certify that the following person personally appeared before me this 24 day of July 2018, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: Mimi Feliciano as Manager of FEM Real Estate, LLC, the Manager of FEM University State Road LLC, a North Carolina limited liability company.

  
Notary Public

My Commission Expires:

11/10/2019

**CATHY LYNN COYLE**  
**NOTARY PUBLIC OF NEW JERSEY**  
**ID # 2450781**  
**My Commission Expires 11/10/2019**






20180809000151940  
RB6505 508 4/6

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

**GRANTOR:**

CPI CHAPEL HILL, LLC,  
a North Carolina limited liability company  
By SPC Associates, L.L.C., its Manager

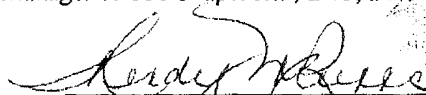
By:   
Name: Peter O. Hanson  
Title: Manager

FEM UNIVERSITY STATE ROAD LLC,  
a North Carolina limited liability company  
By FEM Real Estate, LLC, its Manager

By: \_\_\_\_\_  
Name: Mimi Feliciano  
Title: Manager

STATE OF NEW JERSEY        )  
  )        ss.  
COUNTY OF BERGEN        )

I certify that the following person personally appeared before me this 26<sup>th</sup> day of July, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: Peter O. Hanson as Manager of SPC Associates, L.L.C., the Manager of CPI Chapel Hill, LLC, a North Carolina limited liability company.

  
Notary Public

**WENDY M. ZUPPA**  
A Notary Public of New Jersey  
My Commission Expires September 28, 2020

My Commission Expires:  
September 28, 2020

STATE OF NEW JERSEY        )  
  )        ss.  
COUNTY OF BERGEN        )

I certify that the following person personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: Mimi Feliciano as Manager of FEM Real Estate, LLC, the Manager of FEM University State Road LLC, a North Carolina limited liability company.

\_\_\_\_\_  
Notary Public

My Commission Expires:



**EXHIBIT A**

**EXCEPTIONS TO TITLE**

Schedule B2 Exceptions from Chapel Hill NC 2018 title binder.

2. Taxes for the year 2018, which are a lien, but not yet due and payable, and all subsequent years.
3. Any right, easement, interest, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 106, Page 109; as affected by that certain Reserved Stormwater Facility Easement contained in instrument recorded in Book 5406, Page 374; and Plat Book 101, Page 63, Orange County Registry.
4. Easement to CAI Group VII, LLC, a North Carolina limited liability company with rights of others therein recorded in Book 4198, Page 197; and Book 4689, Page 444, Orange County Registry.
5. Right of Way Agreement by and between CAI Group VII LLC and Duke Energy Corporation recorded in Book 4840, Page 370, Orange County Registry.
6. This item has been intentionally deleted.
7. Easement and Road Maintenance Agreement by and between Chapel Hill North Limited Partnership, a North Carolina limited partnership and Mary W. Cheek, Kenneth R. Cheek and Charlotte Cheek, recorded in Book 1243, Page 251; as affected in Book 1243, Page 250; as supplemented in Book 1333, Page 387; and as affected in Book 1333, Page 385, Orange County Registry.
8. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Restrictive Covenants, recorded in Book 1333, Page 422; and as affected in Book 1333, Page 421, Orange County Registry.
9. Terms and provisions of that certain unrecorded Lease executed by CPI Chapel Hill LLC and FEM University State Road LLC to University of North Carolina Health Care System as evidenced by a Memorandum of which is recorded in Book 5859, Page 52, Orange County Registry.
10. Easement by Richan II, LLC recorded in Book 5406, Page 374, Orange County Registry.
11. Rights of others for ingress and egress purposes in and to the use of the Temporary Public Access Turnaround located on the Land.
12. Rights of parties in possession as tenants only, under unrecorded lease(s) or rental agreement(s).



13. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, cartways, setbacks, rights of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the Land.

14. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Maser Consulting P.A. on January 09, 2018, last revised \_\_\_\_\_, designated Job Number 17007863A :

(A) Building at north section of subject property crosses into easement as noted in PB. 101, Pg. 63 and PB. 106, Pg. 109 by an undisclosed distance.

(B) Sign located within 15' bufferyard noted in PB. 101, Pg. 63.

15. Riparian rights are not insured.

16. Reservation of gas, oil and/or mineral rights.

17. Any inaccuracy in the area, square footage or acreage of the Land to be insured hereunder.

18. Title to and easements in, any portion of the Land lying within any highways, roads, streets or other ways.