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20141015000186890 DEED  
Bk:RB5857 Pg:533  
10/15/2014 04:47:21 PM 1/2

FILED Deborah B. Brooks  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$5800.00



**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$5800.00

Parcel Identifier No. 9880364255 Verified by lib County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_

Mail/Box to: 235 Moore Street, Third Floor, Hackensack, NJ 07601, Grantee

This instrument was prepared by: Stark Law Group, PLLC 6011 Farrington Road, Suite 300 Chapel Hill, NC 27517

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

THIS DEED made this 14<sup>th</sup> day of October, 2014, by and between

GRANTOR	GRANTEE
<p><b>RICHAN II, LLC, a North Carolina limited liability company, 312 Cloister Court Chapel Hill, NC 27514</b></p>	<p><b>CPI Chapel Hill, LLC, a North Carolina limited liability company, and FEM University State Road, LLC, a North Carolina limited liability company, as tenants-in-common 235 Moore Street, Third Floor Hackensack, NJ 07601</b></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 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:

BEING ALL of a Lot 8 as 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5156 page 501.

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 106 page 109.

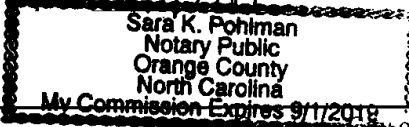
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor 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: Easements, encumbrances, and restrictions appearing of record.

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

RICHAN II, LLC  
(Entity Name)  
By: [Signature]  
Print/Type Name & Title: LOUIS P. GONZALEZ  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_  
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

State of North Carolina, Orange County or City of Orange  
I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that LOUIS P. GONZALEZ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of October, 2014.

[Signature: Sara K. Pohlman]  
My Commission Expires: 9/1/2019  
(Affix Seal)   
State of \_\_\_\_\_ County or City of \_\_\_\_\_  
Sara K. Pohlman Notary Public  
Notary's Printed or Typed Name

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) \_\_\_\_\_ Notary's Printed or Typed Name

