

EX
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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$15992.00

aw

Prepared by:
Sun Life Assurance Company of Canada
One Sun life Executive Park
Wellesley Hills, MA 02481
By: Alena Tverskoy
Assistant Vice President

When recorded, return to:

Return to:
Von Crook
First National Financial Title Services, Inc.
120 Interstate North Parkway, Suite # 108
Atlanta, GA 30339
770-916-4347

NC25180307TV

Excise Tax: \$15,992.00
PIN: 9799032779, 9799034445, 9799044076, 9799034650 *JR*

Brief Description for Index: 1512, 1516 and 1520 East Franklin Street, Chapel Hill,
Orange County, NC

STATE OF NORTH CAROLINA

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

COUNTY OF ORANGE

THIS NORTH CAROLINA SPECIAL WARRANTY DEED is made as of the 19th
day of June, 2018 by:

GRANTOR: SUN LIFE ASSURANCE COMPANY OF CANADA,
a Canadian corporation

Grantor's Address: One Sun Life Executive Park
Wellesley Hills, MA 02481

to

GRANTEE: ROIB RTP, LLC, a Delaware limited liability company

Grantee's Address: 504 Rhett Street, Suite 200
Greenville, SC 29601

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.



For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does grant, bargain, sell and convey unto Grantee, in fee simple, all of Grantor's right, title and interest in and to that certain real property located in the County of Orange, State of North Carolina more particularly described as follows (the "Land"): See attached Exhibit "A".

TOGETHER with all buildings and improvements on the Land (jointly, the "Improvements"), and all appurtenances, easements, rights of way, licenses, interests, alleys, strips or gores of land located on or pertaining to the Land (the "Appurtenances")(the Land, the Improvements, and the Appurtenances are collectively referenced herein as the "Real Property").

The Real Property hereinabove described was acquired by Grantor by (i) instrument recorded in Book 1711, Page 48, of the Orange County Public Registry, (ii) instrument recorded in Book 1711, Page 57, of the Orange County Public Registry, and (iii) instrument recorded in Book 1711, Page 61, of the Orange County Public Registry.

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

A map showing the above described property is recorded in Plat Book 74 page 182.

TO HAVE AND TO HOLD the aforesaid Land and Improvements in fee simple, and all privileges and appurtenances thereto belonging, to Grantee.

And Grantor covenants with Grantee that: (i) Grantor is seized of the Land and Improvements in fee simple and otherwise is entitled to the use and enjoyment of the Appurtenances; (ii) Grantor has the right to convey the Land and Improvements in fee simple and to assign the Appurtenances; (iii) that title to the Real Property is marketable and free and clear of all encumbrances, except as set forth below; and (iv) that Grantor will warrant and defend the title against the lawful claims of all persons claiming by and through Grantor only, except for the exceptions hereinafter stated.

Title to the Real Property is subject to the exceptions listed on Exhibit "B" attached hereto.



IN WITNESS WHEREOF, Grantor, by authority duly given, has executed this instrument as of the day and year first above written.

GRANTOR:

SUN LIFE ASSURANCE COMPANY OF CANADA

By: [Signature]
Name: Alena R. Tverskoy
Title: Authorized Signer

By: [Signature]
Name: Thomas Pedulla
Title: Authorized Signer

COMMONWEALTH OF MASSACHUSETTS)
)SS.:
COUNTY OF NORFOLK)

BEFORE ME, a Notary Public in and for said County and Commonwealth, personally appeared Alena R Tverskoy and Thomas J Pedulla, authorized signatories of SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation, and each proved to me through satisfactory evidence of identification, to be person whose name is signed on the preceding or attached documents and who acknowledged that he/she did sign the foregoing instrument for and behalf of said SUN LIFE ASSURANCE COMPANY OF CANADA, and that the same is his/her free act and deed individually and as such officer and the free act and deed of said SUN LIFE ASSURANCE COMPANY OF CANADA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Wellesley Hills, Norfolk County, Commonwealth of Massachusetts on June 20, 2018.

[Signature]
Notary Public
Commonwealth of Massachusetts

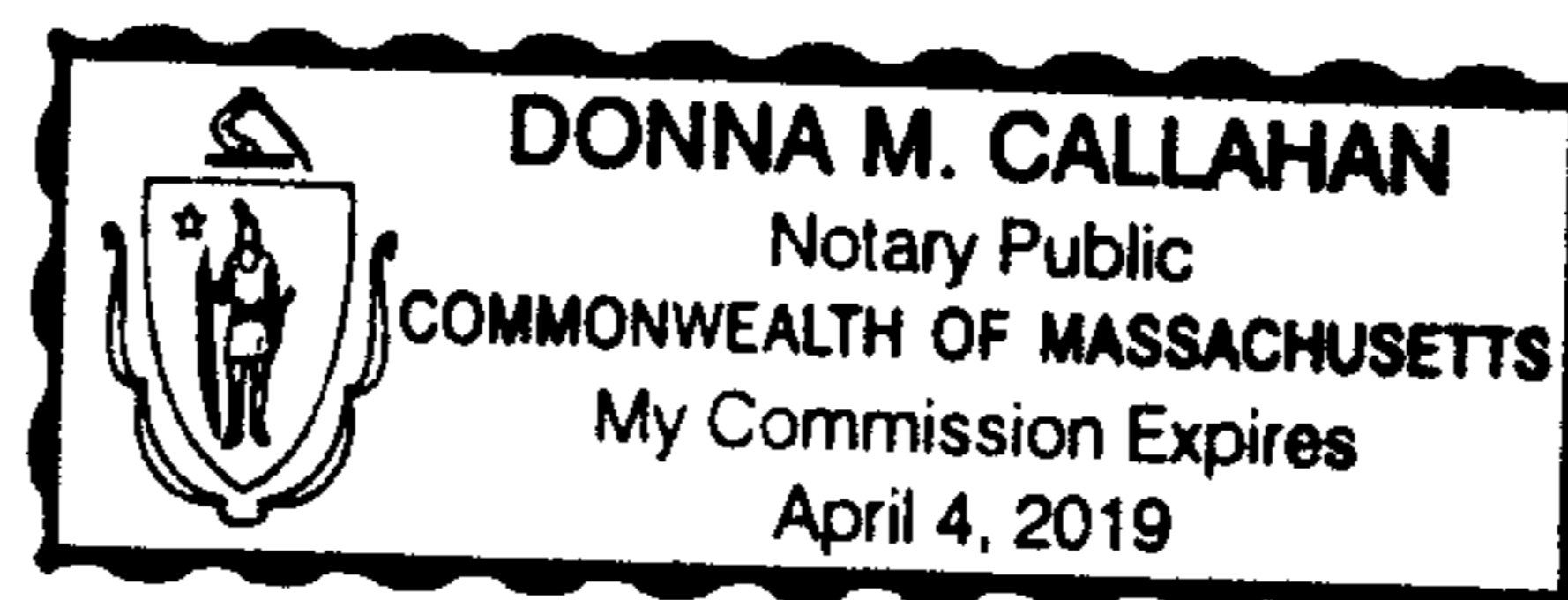




EXHIBIT "A"

Description of Land

Lot A:

BEING all of Lot A as shown on that plat entitled "Franklin Park Associates Final Plat-Commercial Subdivision," dated September 20, 1995, and recorded in the Office off the Register of Deeds of Orange County in Plat Book 74, Page 182.

Lot B:

BEING all of Lot B as shown on that plat entitled "Franklin Park Associates Final Plat-Commercial Subdivision" dated September 20, 1995, and recorded in the Office of the Register of Deeds of Orange County in Plat Book 74, Page 182.

Lot C:

BEING all of Lot C as shown on that plat entitled "Franklin Park Associates Final Plat-Commercial Subdivision," dated September 20, 1995, and recorded in the Office of the Register of Deeds of Orange County in Plat Book 74, Page 182.

COMMON AREA:

BEING all of that tract or parcel of land more particularly shown on that plat entitled "Franklin Park Associates Final Plat-Commercial Subdivision," dated September 20, 1995, and recorded in the Office of the Register of Deeds of Orange County in Plat Book 74, Pace 182, LESS AND EXCEPT the lots shown thereon as Lot A, Lot B and Lot C.

Being the same land conveyed to SUN LIFE ASSURANCE COMPANY OF CANADA, a Canadian corporation, by virtue of (i) Deed from Franklin Park Associates, a North Carolina general partnership, as tenant in common, owning a 57.5% undivided interest, Gregg E. Sandreuter, unmarried, as tenant in common, owning a 25.835% undivided interest, and John B. Morris, III and wife, Waynell B. Morris, as tenants in common, owning a 16.665% undivided interest, dated April 2, 1998, recorded April 3, 1998 in Book 1711 Page 48, Orange County, North Carolina Registry; (ii) Deed from Franklin Park Property Owners Association, Inc., a North Carolina corporation, dated April 2, 1998, recorded April 3, 1998 in Book 1711 Page 57 Orange County, North Carolina Registry; and (iii) Deed from Franklin Park Building B, LLC, a North Carolina limited liability company, as tenant in common, owning a 73.437% undivided interest, Gregg E. Sandreuter, unmarried, as tenant in common, owning a 16.147% undivided interest, and John B. Morris, III, and wife, Waynell B. Morris, as tenants in common, owning a 10.416% undivided interest, dated April 2, 1998, recorded April 3, 1998 in Book 1711 Page 61, Orange County, North Carolina Registry.

Easement Tract - Parcel I

Together with easements benefitting Parcel I created by that certain Grant of Perpetual Easements between The Chapel Hill Center Condominium Association, Inc., Chapel Retail Associates, L.L.C., a North Carolina limited liability company, et al., undated, recorded June 20, 2001 in Book 2289 Page 443 Orange County Registry.

Further together with the access easement ("Access Easement A") shown on that plat recorded in Plat Book 88 Page 76 Orange County Registry.



EXHIBIT B

1. Restrictions, reservation of easements, conditions contained in instrument recorded in Book 1408, Page 91, Orange County Registry, as duly amended pursuant to the terms thereof, if applicable.
2. Special Use Permit recorded in Book 1377, Page 100, Orange County Registry.
3. Terms and conditions of Easement to the Orange Water and Sewer Authority granting a thirty (30) foot water line easement recorded in Book 1447, Page 1, Orange County Registry. Said easement shown on plat recorded in Plat Book 74 Page 181, and Plat Book 74 Page 182, Orange County Registry.
4. Terms and conditions of Easement to the Orange Water and Sewer Authority granting a thirty (30) foot sanitary sewer easement recorded in Book 1447, Page 10, Orange County Registry. Said easement shown on plat recorded in Plat Book 74 Page 181 and Plat Book 74 Page 182, Orange County Registry.
5. Terms, conditions, and requirements of Agreement between Franklin Park Property Owners Association, Inc. and the Professional Village Office Owners Association, a Memorandum of which is recorded in Book 1640, page 242, Orange County Registry with respect to the easement granted in Book 1382, page 451, Orange County Registry.
6. Terms and conditions of Access Easement between Sun Life Assurance Company of Canada, a Canadian corporation, Chapel Retail Associates, L.L.C., a North Carolina limited liability company and The Chapel Hill Center Condominium Association, Inc., dated April 13, 2000, recorded in Book 2289 Page 350 Orange County Registry, and as shown in Plat Book 88 Page 76 aforesaid records.
7. Terms and conditions of Grant of Perpetual Easements between The Chapel Hill Center Condominium Association, Inc., Chapel Retail Associates, L.L.C., a North Carolina limited liability company, et al., undated, recorded June 20, 2001 in Book 2289 Page 443 Orange County Registry.
8. Terms and conditions of unrecorded Lease as evidenced by Memorandum of Lease between Sun Life Assurance Company of Canada, as Landlord, and University of North Carolina Hospitals at Chapel Hill, as Tenant, dated November 18, 2014, recorded in Book 5888 Page 255 Orange County Registry.
9. The following matters shown on that certain [unsigned and preliminary] ALTA/NSPS Land Title Survey prepared by Cain Surveying, P.C. for Commercial Due Diligence Services, bearing the seal of Jimmy F. Cain, PLS, # L-2498, dated April 12, 2018, last revised , Project No. 18-03-0314 ("Parcel I Survey"), to wit:
 - i. Facade of the parking area extends into Common Area 1.95'
 - ii. (3) Brick site signs in Common Area possibly encroach upon E. Franklin Street, a 100' r/w.
 - iii.
10. The following matters affecting the Easement Tract - Parcel I recorded in Orange County Registry:
 - (a) Terms and conditions of Deed of Release of Easement and Deed of Grant of Easement between Wilshire Boulevard and The Center Partnership dated July 31, 1986, recorded in Deed Book 592 Page 318.



(b) Terms and conditions of Deed of Easement by Center Partnership to G. H. Dickinson and wife, Hazel S. Dickinson, dated August 19, 1986, recorded in Book 599 Page 258.

(c) Terms and conditions of Easement from The Center Partnership to Duke Power Company dated January 13, 1987, recorded in Book 638 Page 353.

(d) Terms and conditions of Water and Sewer Easement from Center Partnership to Orange Water and Sewer Authority dated October 1, 1997, recorded in Book 692 Page 470.

(e) Terms and conditions of Grant of Perpetual Easement from Chapel Retail Associates, Center Partnership and The Chapel Hill Center Condominium Association, Inc., dated December 28, 1995, recorded in Book 1423 Page 185.

(f) Terms and conditions of Deed of Easement from Chapel Hill Center Condominium Association, Inc. to Orange Water and Sewer Authority dated May 1, 2001, recorded in Book 2265 Page 160.

(g) Terms and conditions of Deed of Easement from Chapel Retail Associates, L.L.C. to Orange Water and Sewer Authority dated April 12, 2001, recorded in Book 2265 Page 178.

(h) Terms and conditions of Access Easement between Sun Life Assurance Company of Canada, Chapel Retail Associates and The Chapel Hill Center Condominium Association, Inc., dated April 13, 2000, recorded in Book 2289 Page 350.

(i) Terms and conditions of Deed of Easement for Landscape Buffer between Robert N. Anderson, Jr., M. Joseph Hakan, et al. dated April 7, 2000, recorded in Book 2289 Page 357.

(j) Terms and conditions of Grant and Declaration of Easements for Joint Dumpster Access and Release of Town of Chapel Hill between Chapel Retail Associates, L.L.C., Center Partnership, et al. undated, recorded in Book 2289 Page 338.

(k) Terms and conditions of Grant of Perpetual Cross Easements and Maintenance Agreement between Chapel Retail Associates, LLC, Center Partnership, et al. undated, recorded in Book 2289 Page 428.

(l) Terms and conditions of Grant of Perpetual Easements between The Chapel Hill Center Condominium Association, Inc., Chapel Retail Associates, L.L.C., a North Carolina limited liability company, et al., undated, recorded June 20, 2001 in Book 2289 Page 443 Orange County Registry.

(m) Terms, conditions, easements and assessments contained in Declaration of Condominium for The Chapel Hill Center, a Condominium by Center Partnership dated January 25, 1989, recorded in Book 773 Page 573, as subsequently amended by:

1. First Amendment dated February 9, 1989, recorded in Book 776 Page 536.

2. Second Amendment dated September 29, 1989, recorded in Book 817 Page 378.

3. Third Amendment dated November 12, 1991, recorded in Book 949 Page 18.



4. Fourth Amendment dated September 21, 1992, recorded in Book 1044 Page 380.
5. Fifth Amendment dated April 22, 1993, recorded in Book 1103 Page 352.
6. Sixth Amendment dated August 17, 1993, recorded in Book 1149 Page 219.
7. Seventh Amendment dated August 23, 1993, recorded in Book 1149 Page 467.
8. Eighth Amendment dated March 15, 1994 recorded in Book 1226 Page 389.
9. Ninth Amendment dated March 15, 1994, recorded in Book 1226 Page 397.
10. Tenth Amendment dated May 27, 1994, recorded in Book 1253 Page 199.
11. Eleventh Amendment dated June 30, 1995, recorded in Book 1368 Page 273.
12. Twelfth Amendment dated December 28, 1995, recorded in Book 1423 Page 178.
13. Thirteenth Amendment dated December 1, 2001 recorded in Book 2289 Page 365.
14. Submission of Property to Condominium dated June 18, 2001, recorded in Book 2289 Page 468.
15. Fourteenth Amendment to Declaration of Condominium for The Chapel Hill Center, a Condominium, dated June 11, 2002, recorded in Book 2616 Page 376.
16. Fifteenth Amendment to Declaration of Condominium for The Chapel Hill Center, a Condominium, dated June xx, 2013, recorded in Book 5762 Page 1.

(n) Terms and conditions of Agreement between Center Partnership and Chapel Retail Associates, dated October 5, 1993, recorded in Book 1165 Page 5.

(o) Easements, rights of way, boundary lines and improvements as set forth on the following plats of survey: Plat Book 43 Page 47; Plat Book 45 Page 99; Plat Book 47 Page 161; Plat Book 52 Pages 11-21; Plat Book 52 Page 53; Plat Book 53 Page 125; Plat Book 58 Page 12; Plat Book 60 Page 21; Plat Book 60 Pages 199-200; Plat Book 61 Page 146; Plat Book 61 Page 157; Plat Book 70 Pages 179-180; Plat Book 71 Pages 92-93 and Plat book 88 Page 76.