

Unofficial Document

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$21,700.00

Parcel Identifier No. 9799250069 Verified by _____ County on the ____ day of _____, 2020 By: _____

Mail/Box to: Grantee PLC easement: 9799-15-7027 + 9799-14-8556 PL

This instrument was prepared by: The Law Offices of Tilman Thomas Gates PLLC (without title examination)

Brief description for the Index: 1700 East Franklin Street

THIS DEED made this 24th day of January, 2020, by and between

GRANTOR	GRANTEE
<p>Little & Cloniger LLP, a North Carolina limited liability partnership</p> <p>11503 McLean, Chapel Hill North Carolina 27517 Attention: C. Crowell Little, Jr.</p>	<p>1700 East Franklin LLC, a North Carolina limited liability company</p> <p>35 W. Brother Drive Greenwich, CT 06830 Attention: Chris Kono</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 Town of Chapel Hill, Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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

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

Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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