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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2600.00
Parcel Identifier No. 9799-46-1036 

Verified by _____ County on the _____ day of _____, 20__ By: _____

Mail/Box to: GRANTEE
This instrument was prepared by: Schell Bray PLLC (HHA) 100 Europa Dr., Suite 271, Chapel Hill, NC 27517; Holly H. Alderman (without the benefit of title exam)

Brief description for the Index: Lot 2, 1713 Legion Road, Chapel Hill, NC 27514
PB 91, Page 170, Orange County, NC

THIS DEED made this 23 day of July, 2021, by and between

GRANTOR	GRANTEE
1713 LEGION ROAD, LLC a North Carolina limited liability company	CITYPLAT CASPIAN 1713, LLC, A North Carolina limited liability company
2336 Iris Drive Haw River, NC 27258	Attn: Nikita Zhitov 107 Fayetteville Street, Suite 400 Raleigh, NC 27601

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.

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

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 those certain lots or parcels of land situated in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described herein:

See Exhibit A attached hereto and incorporated herein by this reference.

No portion of the property herein conveyed includes the primary residence of the Grantor:

Grantor acquired title to this property pursuant to an instrument filed in Deed Book 4796, Page 78, Orange County Registry.

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 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:

- A. Ad valorem taxes for the year 2021 and subsequent years prorated as of the date hereof.
- B. Easements, rights-of-way, restrictions and other matters of record.
- C. The Leases (as defined in that certain Agreement for Purchase and Sale of Improved Real Property dated June 24, 2021 made by and between Grantor and Grantee, hereinafter referred to as the "Contract").
- D. matters disclosed by a current and accurate survey and/or inspection of the Property;
- E. matters known to Grantee; and
- F. zoning ordinances and other governmental rules and regulations affecting the Property.

[signature page follows]

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

GRANTOR:

1713 Legion Road, LLC

By:

Brian Kileff
Brian Kileff, Manager

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, HOLLY H. ALDERMAN Notary Public for said County and State, certify that Brian Kileff personally appeared before me this day and acknowledged that he is Manager of 1713 Legion Road, LLC, and acknowledged that they voluntarily executed the foregoing instrument for the purposes and in the capacity stated therein.

WITNESS my hand and notarial seal, this 14th day of July, 2021.

Holly H Alderman
Notary Public

My commission expires:
3-19-2024
(Affix Seal)

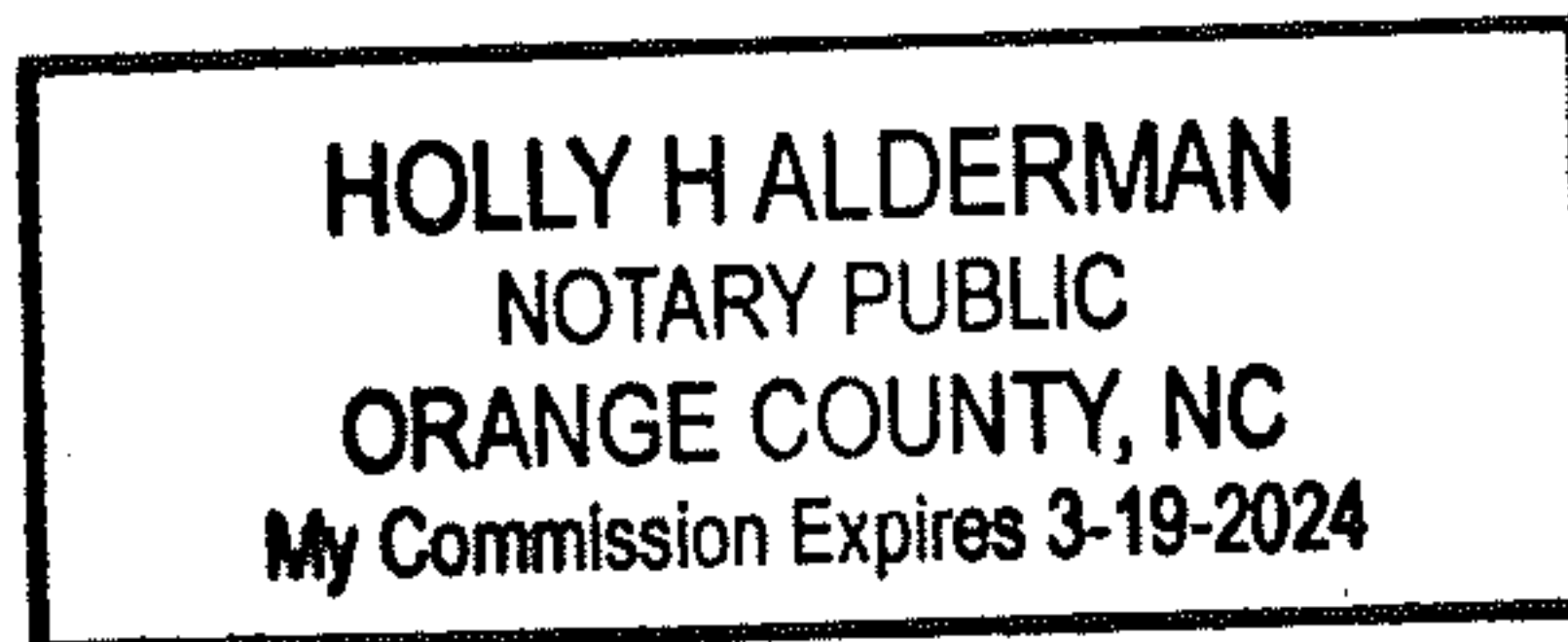


EXHIBIT A

Legal Description

PIN: 9799-46-1036

Being all of Lot 2, consisting of .562 acres, more or less, as shown on that certain plat of survey entitled "Recombination Plat 1713 Legion Road" by Philip Post & Associates dated March 4, 2002 and recorded in Plat Book 91, Page 170, Orange County Registry, reference to which Plat of Survey is hereby made for a more particular description.