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Doc No: 30074889  
Recorded: 06/29/2022 11:26:30 AM  
Fee Amt: \$26.00 Page 1 of 4  
Excise Tax: \$3,000.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK **6786** PG **1778 - 1781 (4)**

*Jereca P. Cecil*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$3,000.00  
Parcel Identifier No. 9799-46-1036 *NB*

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: GRANTEE  
This instrument was prepared by: THE LAW OFFICE OF JONATHAN W. ANDERSON, PLLC,  
PO Box 6356, Raleigh, NC 27628 (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 21 day of June, 2022, by and between

GRANTOR	GRANTEE
<p><b>CITYPLAT CASPIAN 1713, LLC,</b> <b>A North Carolina limited liability company</b></p> <p>107 Fayetteville Street, Suite 400 Raleigh, NC 27601</p>	<p><b>Raleigh Group One, LLC,</b> <b>A Delaware limited liability company</b></p> <p>c/o Weatherspoon &amp; Voltz LLP 3700 Glenwood Avenue, Suite 250 Raleigh, NC 27612</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 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 6736, Page 368, 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 2022 and subsequent years prorated as of the date hereof.
- B. Easements, rights-of-way, restrictions and other matters of record.
- C. That certain unrecorded lease between Grantor and Progression Climbing, LLC dated September 1, 2021.
- D. matters disclosed by a current and accurate survey and/or inspection of the Property; and
- E. 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:**

Cityplat Caspian 1713, LLC

By: \_\_\_\_\_

Nikita Zhitov, Manager

STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, Vincent Nicolson, a Notary Public for said County and State, certify that Nikita Zhitov personally appeared before me this day and acknowledged that he is Manager of Cityplat Caspian 1713, 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 21 day of June, 2022.

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

My commission expires:

5/31/26  
(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.