



20170719000142400 DEED  
Bk:RB6337 Pg:503  
07/19/2017 02:45:39 PM 1/4

ER  
MB

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$43100.00

MB

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 43,100

Parcel Identification Nos.: 9799352850, 9799364150  
9799362298 + 9799366134

Return to: Grantee DB

This instrument was prepared by: Weatherspoon & Voltz LLP (without benefit of title examination)

Brief description for the Index: Rams Plaza Shopping Center, 1728 Fordham Boulevard, Chapel Hill, NC

THIS DEED is made this 14 day of July, 2017, by and between:

| GRANTOR   | GRANTEE  |
|---|--|
| RAMS PLAZA ASSOCIATES, LLC,<br>a North Carolina limited liability company<br><br>c/o The Kalikow Group<br>7001 Brush Hollow Road, Suite 200<br>Westbury, NY 11590 | DRMTA, LLC,<br>a Georgia limited liability company<br><br>1550 Timothy Road, Suite 201<br>Athens, GA 30606 |

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 those certain lots or parcels of land situated in Chapel Hill Township, Orange County, North Carolina and being described as follows:

Set forth in **Exhibit A** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5277, Page 390, and Book 5277, Page 395, Orange County Registry.

Submitted electronically by "Wyatt Early Harris Wheeler LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

A map showing the above described property is recorded in Plat Book 116, Page 41, 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 hereby warrants that Grantor has done nothing to impair such title as Grantor received, and Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following:

See **Exhibit B** attached hereto and incorporated herein by reference.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed as of the day and year first above written.

RAMS PLAZA ASSOCIATES, LLC,  
a North Carolina limited liability company

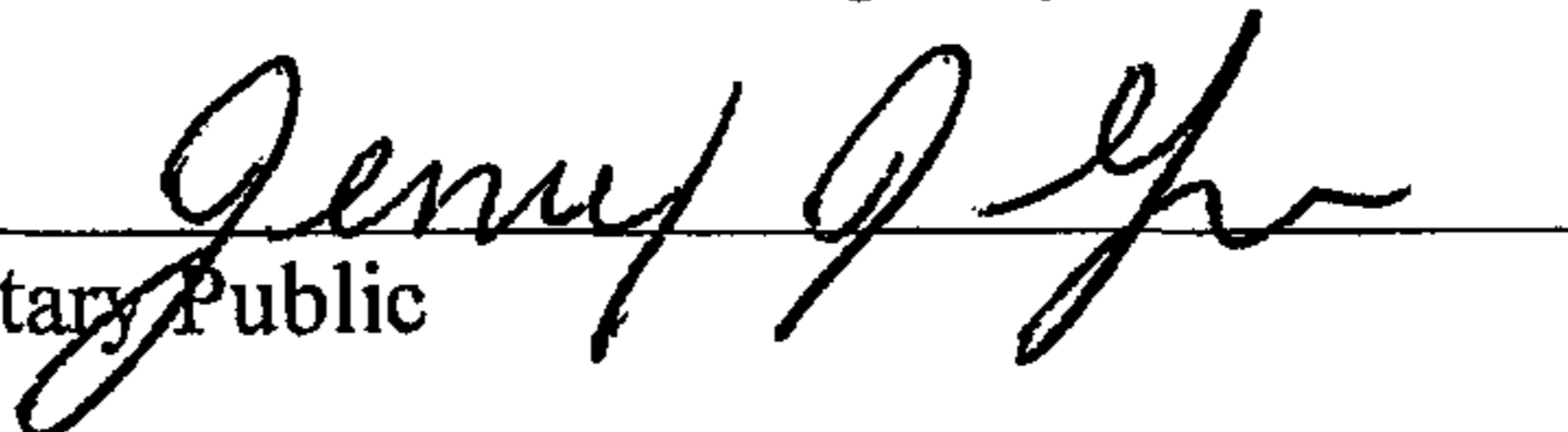
By: KEP Rams Plaza, LLC,  
a New York limited liability company, Managing Member

By:   
Edward M. Kalikow, Managing Member

STATE OF NEW YORK  
COUNTY OF NASSAU

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward M. Kalikow.

Date: July 13, 2017.

  
Notary Public

Jennifer J. Grim  
Printed Name

My commission expires: 4/20/19

[Official seal]

**JENNIFER J. GRIM**  
Notary Public State Of New York  
No. 01GR6323464  
Qualified In Nassau County  
Commission Expires April 20, 2019



Exhibit A

BEING ALL of Lots 1, 2 and 3 as shown on that certain plat entitled "Minor Subdivision Plat Property of Rams Plaza Associates, LLC, Chapel Hill Township, Orange County, North Carolina", dated July 11, 2016, prepared by Jeffrey P. Williams, PLS, and recorded in Plat Book 116, Page 41, Orange County Registry.



## Exhibit B

1. Taxes or assessments for the year 2017, and subsequent years, not yet due and payable.
2. Declaration recorded in Book 274, Page 754, as affected by instrument recorded in Book 5695, Page 218, as affected by Release Deed recorded in Book 6018, Page 243, Orange County Registry.
3. Matters shown on plat recorded in Plat Book 57, Page 30, as affected by Public Notice Parcel Maintenance recorded in Book 5984, Page 190, Orange County Registry.
4. Matters shown on plat recorded in Plat Book 114, Page 138, as affected by Public Notice Merge recorded in Book 5984, Page 191, and Public Notice Split recorded in Book 5984, Page 192, Orange County Registry.
5. Matters shown on map or plat recorded in Plat Book 114, Page 161; Plat Book 116, Page 41; and Plat Book 116, Page 199, Orange County Registry.
6. Easements or rights-of-way in favor of Duke Power Company recorded in Book 126, Page 269; and Book 281, Page 21, Orange County Registry.
7. Easement or right-of-way to the University of North Carolina recorded in Book 163, Page 230, Orange County Registry.
8. Access Easement Agreement by and between Rams Plaza Associates, LLC and North Carolina CVS Pharmacy, L.L.C. recorded in Book 5984, Page 193, Orange County Registry.
9. Drainage Agreement by and between Rams Plaza Associates, LLC and North Carolina CVS Pharmacy, L.L.C. recorded in Book 5984, Page 203, Orange County Registry.
10. Deed for Right of Way, Permanent Easement and Temporary Construction Easement by and between Rams Plaza Associates, LLC and Town of Chapel Hill recorded in Book 6018, Page 224, Orange County Registry.
11. Easement or right-of-way in favor of BellSouth Telecommunications, LLC d/b/a AT&T North Carolina, a Georgia limited liability company, recorded in Book 6081, Page 484, Orange County Registry.
12. Easement or right-of-way in favor of Orange Water and Sewer Authority recorded in Book 6096, Page 79, Orange County Registry.
13. Public Notice Split recorded in Book 6187, Page 125, Orange County Registry.
14. Form District Permit recorded in Book 6187, Page 126, Orange County Registry.
15. Rights or claims of parties in possession as tenants under unrecorded leases.
16. Rights or claims of The Great Atlantic & Pacific Tea Company, Inc. in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 274, Page 746; as affected by Amendment to Memorandum of Lease recorded in Book 5695, Page 224, Orange County Registry.
17. Rights or claims of The Better Sleep Store, Inc. in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 5765, Page 297, Orange County Registry.
18. Rights or claims of North Carolina CVS Pharmacy, L.L.C. in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 6058, Page 347, Orange County Registry.
19. Rights or claims of Mid-Atlantic Pizza Huts, Inc. in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 6073, Page 461, Orange County Registry.

