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SMV

20161005000211080 DEED
Bk:RB6199 Pg:509
10/05/2016 02:50:31 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$12142.00

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Prepared by: Moore & Van Allen PLLC
100 N. Tryon Street, Suite 4700
Charlotte, North Carolina 28202
Attn: Miriam A. Dixon, Esq.
No title examination performed nor title opinion rendered by preparer.

Mail after recording to: Grantee

Tax Parcel Nos.: 9799366631, 9799367662 & 9799461235 KPC

Property Description: 1810 Durham-Chapel Hill Blvd.

STATE OF NORTH CAROLINA

Excise Stamps: \$12,142.00

COUNTY OF ORANGE

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 30th day of September, 2016 by and between **RENC CH, LLC**, a Nevada limited liability company, having an address of 6000 Monroe Road, Suite 100, Charlotte, North Carolina 28212 ("Grantor"), and **LG CROWN VOLVO, LLC**, a Texas limited liability company, having an address of 2301 Cedar Springs Road, Suite 200, Dallas, Texas 75201 ("Grantee"); the designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by context;

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in Chapel Hill, Orange County, North Carolina and being more particularly described as follows:

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

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.

The property hereinabove described was conveyed to Grantor by instruments recorded in Book 5096, Page 485 and Book 5096, Page 489 of the Orange County Register of Deed's Office.

To comply with NCGS Section 105-317.2, the property conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid property 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 or encumber 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, except for the following:

1. Taxes for the year 2016 and subsequent years, not yet due and payable.
2. Easement(s) and/or right(s) of way to Duke Power Company recorded in Book 126, Page 39, Book 126, Page 269, Book 323, Page 619, and Book 323, Page 649, Orange County Registry.
3. Easement(s) and/or right(s) of way to the University of North Carolina recorded in Book 157, Page 505, and Book 163, Page 230, Orange County Registry.
4. Easements, setback lines and any other matters shown on plat and survey recorded in Plat Book 71, Page 74 and Plat Book 114, Page 161, Orange County Registry.
5. Matters affecting subject property as shown on North Carolina State Highway plat and survey recorded in Hwy. Plat Book 2, Page 191, Orange County Registry.
6. Matters shown or noted on survey by Bock & Clark National Surveyors Network entitled "ALTA/ACSM Land Title Survey of 1715 Legion Road, Chapel Hill, NC, 27517" dated January 20, 2016, last revised 9/29/2016.
7. Notice of Public Notice Split recorded in Book 6002, Page 319, Orange County Registry.
8. Right(s)-of-Way and Temporary Construction Easement by and between RENC CH, LLC and The Town of Chapel Hill recorded in Book 6002, Page 321, Orange County Registry.

[SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, Grantor has duly executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

RENC CH, LLC,
a Nevada limited liability company

By: *A. Scott Ennis*
Name: A. Scott Ennis
Title: Vice President

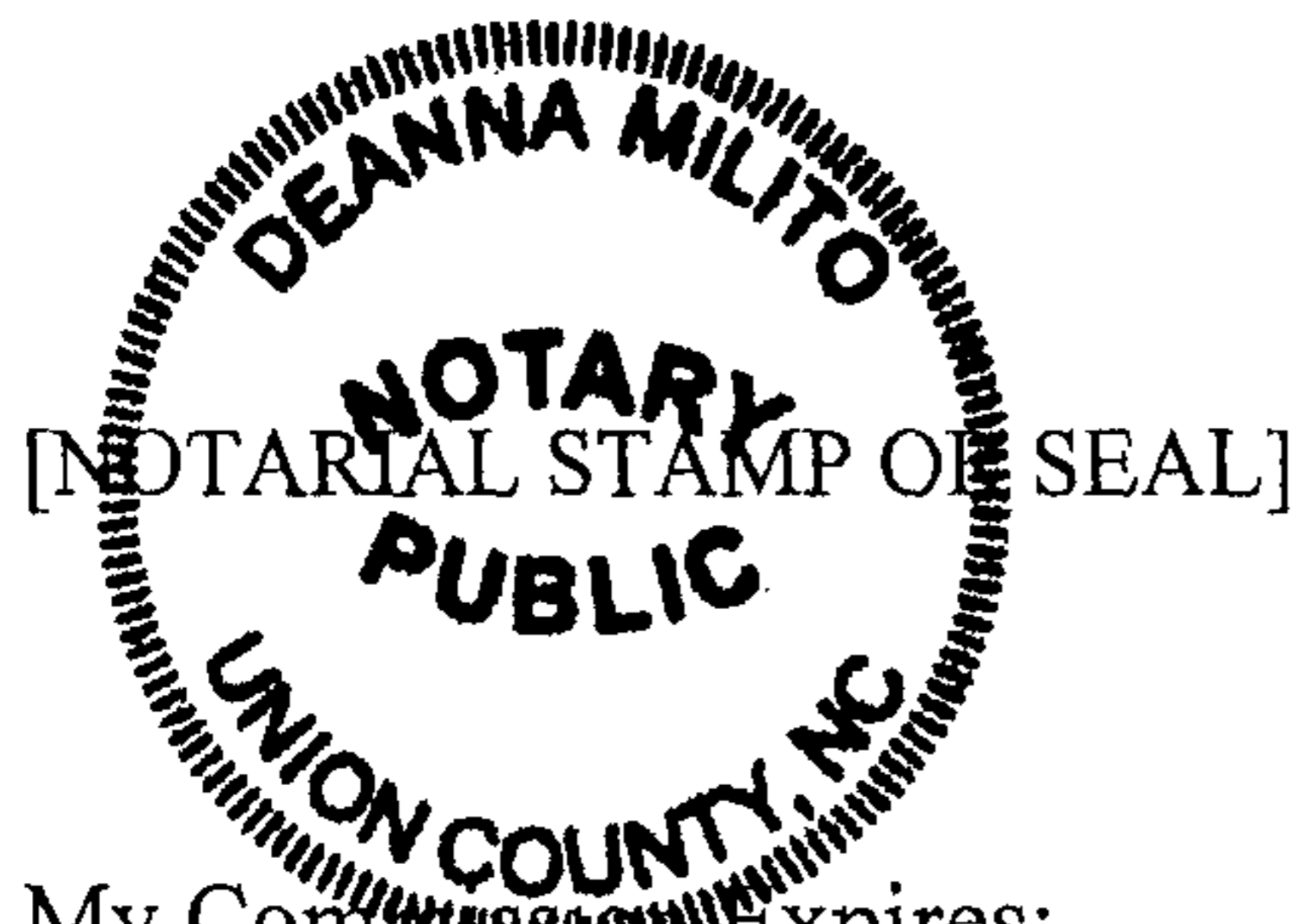
STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I certify that the following person personally appeared before me this day and acknowledged to me that he or she signed the foregoing document: **A. Scott Ennis.**

Date: September 28, 2016

Deanna Milito
DEANNA MILITO, Notary Public
(Print or Type Name)



My Commission Expires: 3.22.2019

My Commission Expires:

3-22-2019

(Affix Notarial Seal)

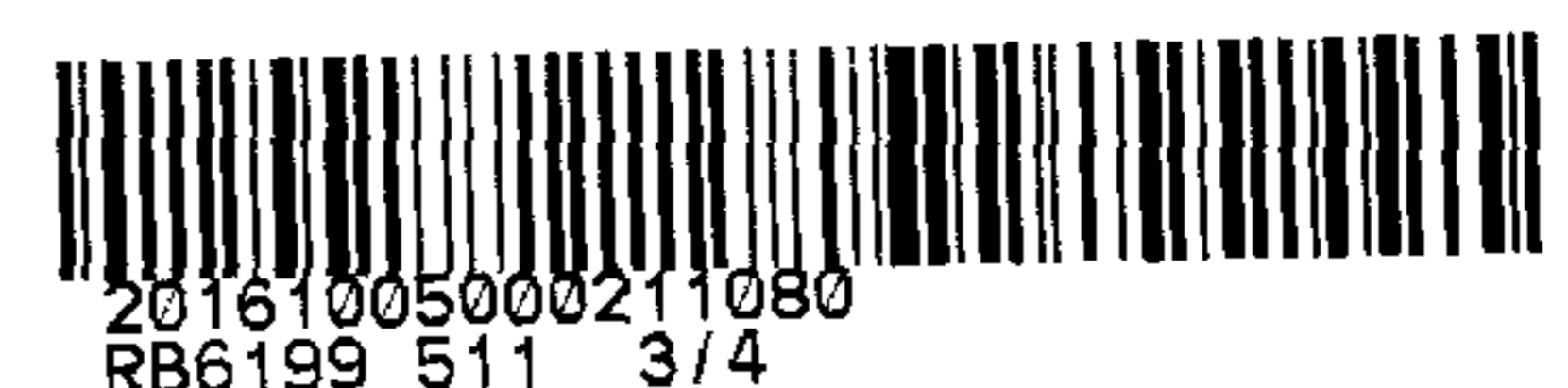


Exhibit A
Legal Description

All that certain lot or parcel of ground situate in the Township of Chapel Hill, County of Orange, State of North Carolina, bounded and described as follows:

Beginning at a point located on the North right-of-way line of Legion Road, said point being situate South fifty-four degrees sixteen minutes and sixteen seconds West (S 54° 16' 16" W) a distance of six hundred fifty-five and ninety-seven hundredths feet (655.97') from a point located at the intersection of the centerline of Europa Drive with the centerline of aforementioned Legion Road; Thence from the Place of Beginning along the aforementioned North right-of-way line of Legion Road, South thirty-seven degrees forty-four minutes and fifty-four seconds West (S 37° 44' 54" W) for a distance of three hundred forty-six and thirty-four hundredths feet (346.34') to a point; thence, North fifty-one degrees fifty-nine minutes and twenty-seven seconds West (N 51° 59' 27" W) for a distance of one hundred thirty-seven and seventy hundredths feet (137.70') to a point; thence, South thirty-five degrees thirty-one minutes and fifty-three seconds West (S 35° 31' 53" W) for a distance of two and ninety-five hundredths feet (2.95') to a point; thence, North fifty-one degrees fifty-six minutes and thirty-four seconds West (N 51° 56' 34" W) for a distance of fifty-four and sixty-seven hundredths feet (54.67') to a point; thence, North twenty degrees thirty-two minutes and twenty-one seconds West (N 20° 32' 21" W) for a distance of three hundred thirty and eighty-eight hundredths feet (330.88') to a point; thence, North eighty-four degrees fifty-six minutes and ten seconds West (N 84° 56' 10" W) for a distance of six hundred forty-eight and ninety-five hundredths feet (648.95') to a point; thence along the South right-of-way line of U.S. Route 15 & 501 Service Road, around a curve having an angle of thirty-nine degrees thirty-four minutes and one second (39° 34' 01"), a radius of two hundred eighty-seven and no hundredths feet (287.00'), a tangent of one hundred three and twenty-three hundredths feet (103.23'), an arc of one hundred ninety-eight and nineteen hundredths feet (198.19'), for a chord course of North thirty-six degrees thirty-four minutes and seven seconds East (N 36° 34' 07" E) for a chord distance of one hundred ninety-four and twenty-eight hundredths feet (194.28') to a point; thence further along the same, North fifty-seven degrees five minutes and no seconds East (N 57° 05' 00" E) for a distance of four hundred twenty and no hundredths feet (420.00') to a point; thence, South thirty-two degrees fifty-eight minutes and thirty-eight seconds East (S 32° 58' 38" E) for a distance of five hundred thirty-nine and sixteen hundredths feet (539.16') to a point; thence, South eighty-four degrees twenty-five minutes and thirty-nine seconds East (S 84° 25' 39" E) for a distance of ninety and seven hundredths feet (90.07') to a point; thence, South sixty-four degrees twenty-two minutes and five seconds East (S 64° 22' 05" E) for a distance of three hundred six and fifty-two hundredths feet (306.52') to the place of beginning.

Containing 288,476.95 Square Feet (6.623 Acres).

Less and except that certain property described in that certain Deed for Right of Way and Temporary Construction Easement by and between RENC CH, LLC, a Nevada limited liability company, and The Town of Chapel Hill, a North Carolina municipal corporation in Orange County, North Carolina, dated July 28, 2015 and recorded in Book 6002, Page 321, Orange County Registry.

Tax Parcel Nos.: 9799366631, 9799367662 & 9799461235

**THE ABOVE DESCRIBED PROPERTY IS TO REMAIN AS THREE SEPARATE PINS KNOWN AS:
9799366631, 9799367662 and 9799461235.**

