



20170123000013430 DEED
Bk:RB6253 Pg:347
01/23/2017 12:34:54 PM 1/4

ER
NA

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$4750.00

NA
Excise Tax: \$4,750.00

Tract 2 > **Parcels**
9799-36-8876
Tract 1 > 9799-46-1879

YKB

Prepared by (without title work):
and Return to
Jeremy S. Shrader, Esq.
Carruthers & Roth, P.A.
235 North Edgeworth Street
Greensboro, North Carolina 27401
(as counsel to Grantor only)

STATE OF NORTH CAROLINA

SPECIAL WARRANTY DEED

ORANGE COUNTY

THIS SPECIAL WARRANTY DEED is made effective as of the 20 day of January 2017, by **BAKLOV INC.**, a North Carolina corporation having an address of 142 N. Graham Hopedale Road, Burlington, North Carolina 27217 ("Grantor"), and **UNICORN GROUP FIFTEEN LLC**, a North Carolina limited liability company having an address of 6110 Falconbridge Road, Suite 200, Chapel Hill, North Carolina 27517 ("Grantee").

The Property (as defined below) is not the principal residence of Grantor.

WITNESSETH:

That Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of those certain lots or parcels of land located in Orange County, North Carolina being more particularly described on Exhibit A, a copy of which is attached hereto and is incorporated herein by this reference (collectively, the "Property").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend said title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions set forth on Exhibit B attached hereto and incorporated herein.

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



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

GRANTOR

Baklov Inc.

By: *John N. Bakatsias*
Name: John N. Bakatsias
Title: _____ - President

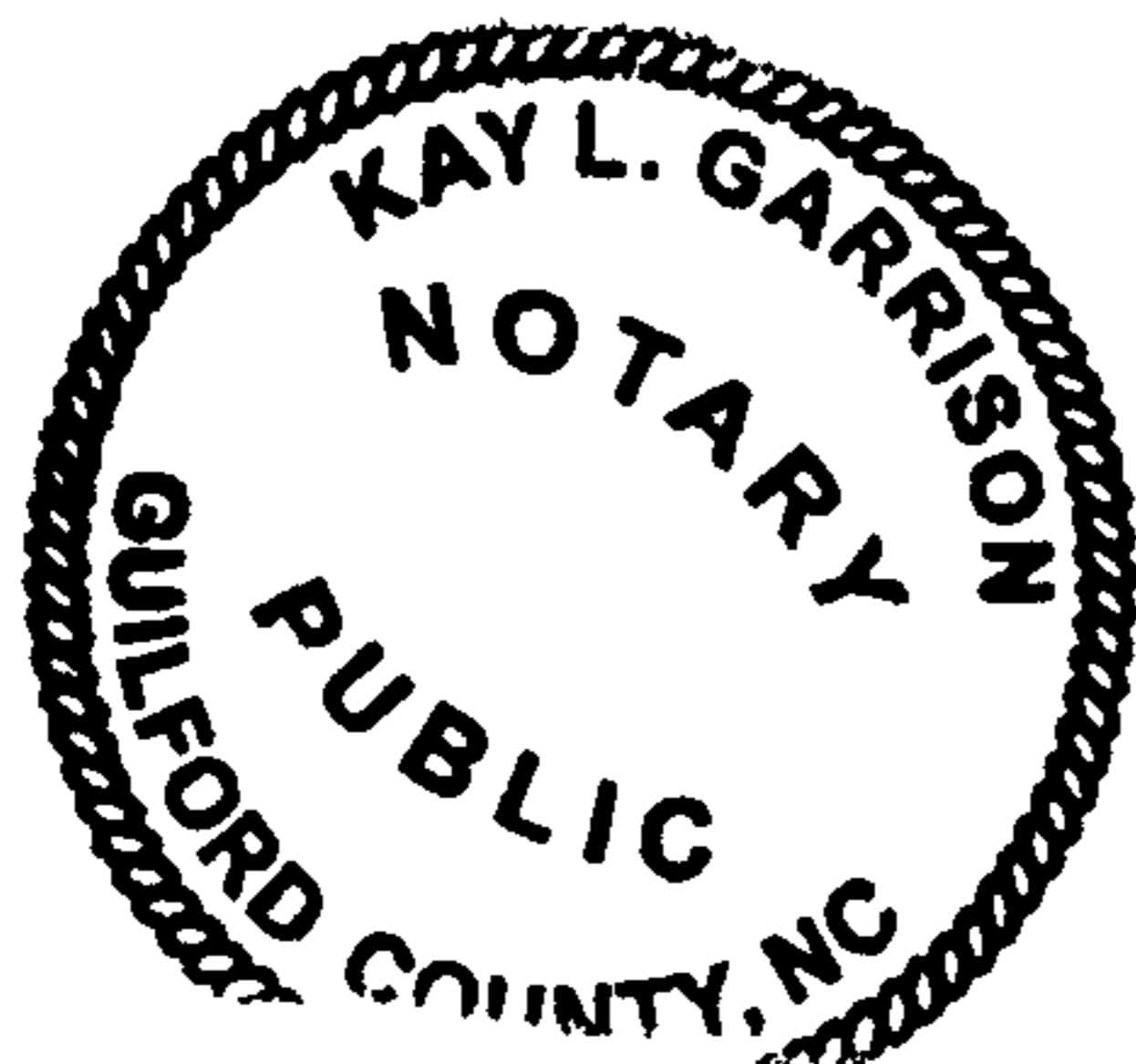
GUILFORD County, State of NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: John N. Bakatsias
[Insert name, not title].

Date: January 20, 2017

Kay L. Garrison
Print Name: Kay L. Garrison
Notary Public

(Official Seal)



My Commission expires: 3/22/2017



Exhibit A

The Property

All of those certain pieces, parcels or tracts of land lying and being situated in Orange County, North Carolina, as more particularly described as follows:

Tract 1

Lying on the southeastern side of the US Highway 15-501 Service Road right-of-way, containing 0.847 acres, more or less, and being all of Lot 2 of University Properties, as per plat and survey thereof now on file in Plat Book 58 at Page 131, Orange County Registry, Being also Lot 2, containing 0.847 acres, more or less, as shown on a plat entitled "Access Easement Plat Across Property of Pennzoil Products Company," which said plat is recorded in Plat Book 74 at Page 67, Orange County Registry.

Tract 2

BEGINNING at an existing iron pipe in the Southern margin of the right-of-way of U.S. Highway 15-501, said point also being the Northwest corner of the Lloyd W. Gardner and Sun Oil Company Property as described in the Deed recorded at Book 153, Page 284, Orange County Registry; said Beginning Point also being found by proceeding South 57 degrees 08 minutes 33 seconds West 101.0 feet and South 57 degrees 01 minutes 22 seconds West 333 feet from the Northwest corner of the McDonald's Property as described in the Deed recorded at Book 463, Page 517, Orange County Registry; said Beginning Point also being located North 57 degrees 01 minutes 22 seconds East 235.47 feet from the Northwest corner of Lot 2 according to the Plat recorded at Plat Book 39, Page 16, Orange County Registry; running thence South 57 degrees 01 minutes 22 seconds West 130.0 feet to an iron pin set; running thence South 32 degrees 58 minutes 38 seconds East 270.0 feet to an iron pin set; running thence North 56 degrees 23 minutes 59 seconds East 243.72 feet to an iron pin set; running thence North 21 degrees 10 minutes 53 seconds West 47.71 feet to a point; running thence South 59 degrees 49 minutes 05 seconds West 23.0 feet to an existing iron pin, running thence North 57 degrees 34 minutes 18 seconds West 241.43 feet to an iron in the Southern right-of-way of U.S. Highway 15-501, the point and place of BEGINNING. This parcel contains 1.19 acres, more or less, according to the Plat of Survey entitled "GDJ Coggin Partnership Subdivision" prepared by Jerry W. Davis on February 14, 1985 and Revised on June 3, 1985, June 9, 1985 and August 26, 1985 and being shown thereon as Lot 1 containing 1.19 acres, more or less. This Plat is recorded at Plat Book 42, Page 126, Orange County Registry.



Exhibit B

Exceptions

1. Taxes or assessments for the year 2017, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation or other adverse circumstance affecting the title to the Property disclosed by plat(s) recorded in Plat Book 39, Page 16; Plat Book 42, Page 126; Plat Book 58, Page 131, and Plat Book 74, Page 67, all in the Orange County Registry.
3. Restriction and Easement Agreement in favor of University Properties recorded in Book 970, Page 78 in the Orange County Registry.
4. Easement(s) to Duke Power Company recorded in Book 323, Page 619 and Book 323, Page 649, both in the Orange County Registry.
5. Right of Way Agreement to the North Carolina Department of Transportation recorded in Book 287, Page 495 in the Orange County Registry (as to Tract 1 only).
6. Easement(s) to Duke Power Company recorded in Book 608, Page 11 in the Orange County Registry (as to Tract 1 only).
7. Easement(s) to University of North Carolina recorded in Book 157, Page 503 in the Orange County Registry (as to Tract 1 only).
8. Easement(s) to State Highway and Public Works Commission recorded in Book 141, Page 314 in the Orange County Registry (as to Tract 1 only).
9. Lease Agreement between Grantor and Hong Kong Buffet 501, Inc., as tenant, dated September 26, 2003, as amended on September 30, 2008 pursuant to that certain Lease Amendment and Extension by and between Grantor and Hong Kong Buffet 501, Inc., as further amended on September 30, 2009 pursuant to that certain Second Lease Amendment by and between Grantor and Hong Kong Buffet 501, Inc., as later assigned on August 19, 2011 pursuant to that certain Assignment and Assumption of Lease by and between Grantor, Hong Kong Buffet 501, Inc., Hong Kong No. 1, LLC, Wen Lin, Shuang Zhen Cheng, and Sicun Liang, as further amended on September 6, 2014 pursuant to that certain Third Lease Amendment by and between Hong Kong No. 1, LLC, Grantor, and Shuang Zhen Cheng, and as further assigned on July 3, 2014 pursuant to that certain Assignment and Assumption of Lease by and between Hong Kong No. 1, LLC, Sanford Consolidated Service, LLC (d/b/a Hong Kong Buffet), and Grantor.



20170123000013440 DEED
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FILED Mark Chilton
Register of Deeds, Orange Co., NC
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NC Real Estate TX: \$.00

NA

Prepared by (without title examination) and Return to:

Excise Tax: NTC

Jeremy S. Shrader, Esq.
Carruthers & Roth, P.A.
Post Office Box 540
Greensboro, North Carolina 27402
(as counsel to Grantor only)

Tract 1 > **Parcels**
Tract 2 > 9799-36-8876
9799-46-1879
ALB

STATE OF NORTH CAROLINA

NON-WARRANTY DEED

ORANGE COUNTY

THIS NON-WARRANTY DEED is made effective as of the 30th day of January 2017, by **BAKLOV INC.**, a North Carolina corporation having an address of 142 N. Graham Hopedale Road, Burlington, North Carolina 27217 ("Grantor"), and **UNICORN GROUP FIFTEEN LLC**, a North Carolina limited liability company having an address of 6110 Falconbridge Road, Suite 200, Chapel Hill, North Carolina 27517 ("Grantee").

The Property (as defined below) is not the principal residence of Grantor.

WITNESSETH

That Grantor, for a valuable consideration paid by or for the benefit of Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of those certain lots or parcels of property and improvements thereon situated in Orange County, North Carolina described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") and all privileges and appurtenances thereto, all to the extent the same is belonging to Grantor.

The Grantor makes no warranty, either express or implied, as to title to the Property.



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

GRANTOR

Baklov Inc.

By: *John N. Bakatsias*
Name: John N. Bakatsias
Title: _____ - President

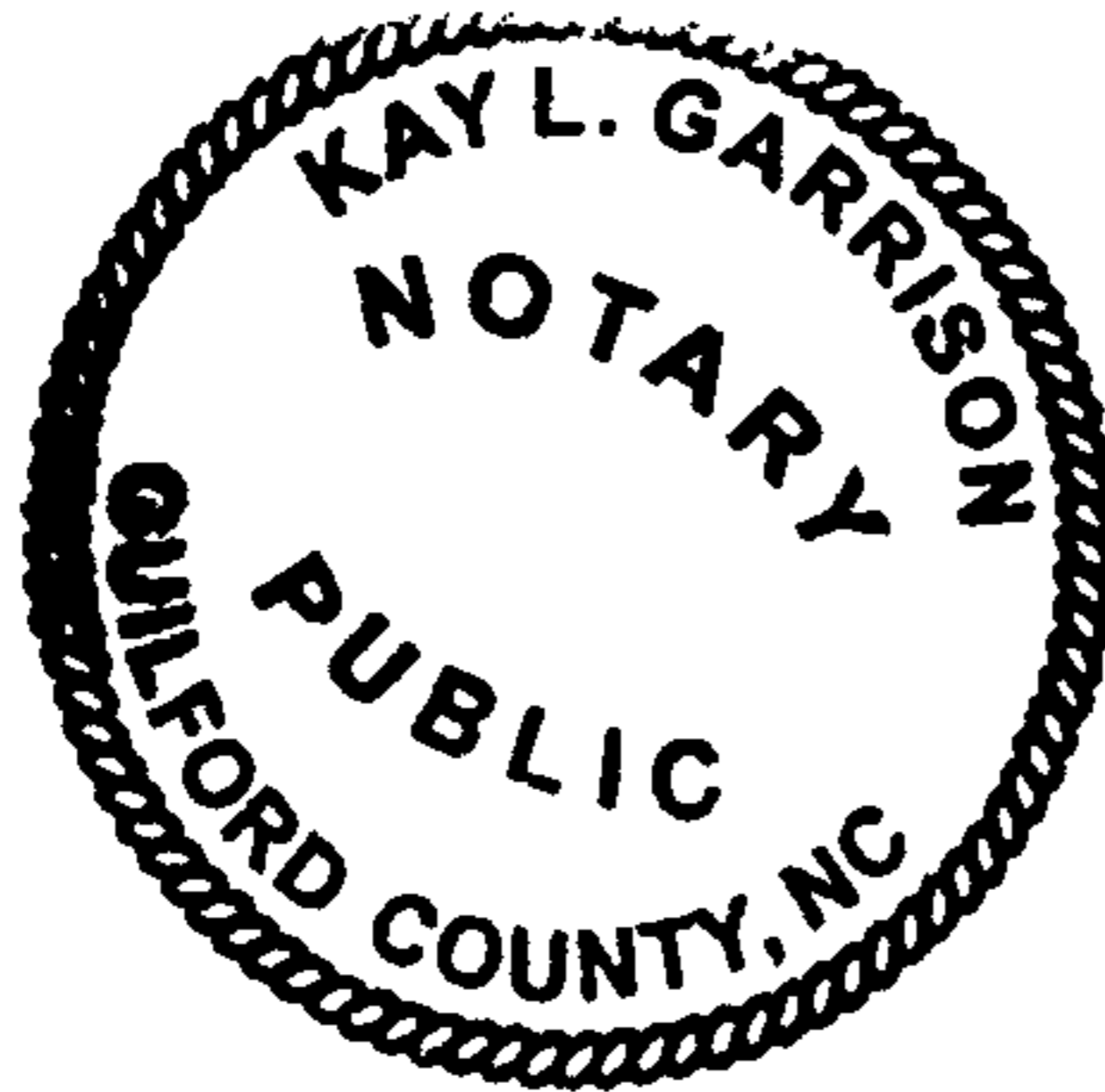
GUILFORD County, State of NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: John N. Bakatsias [Insert name, not title].

Date: January 20, 2017

Kay L. Garrison
Print Name: Kay L. Garrison
Notary Public

(Official Seal)



My Commission expires: 3/22/2017



Exhibit A

The Property

All of those certain pieces, parcels or tracts of land lying and being situated in Orange County, North Carolina, as more particularly described as follows:

Tract 1

Parcel # 9799-36-8876

Chapel Hill Township, Orange County, North Carolina

BEGINNING an existing iron located along the southern Right-of-way of Service Road (a part of the southern R/W of US Hwy 15-501, a variable width public R/W), iron also being the northeasterly corner of Tarheel Lodging (PIN# 9799-46-0556) and having a NC Grid Coordinate (NAD 83) of Northing: 796,963.95', Easting: 1,993,793.99'; thence along the southern R/W of Service Road, North 51°00'51" East a distance of 130.09 feet to an existing iron pipe marking the southwest corner of 3F LLC. (Pin# 9799-47-0029); thence with the western line of 3F LLC., South 63°33'42" East a distance of 241.40 feet to an existing iron pipe; thence North 53°48'38" East a distance of 22.88 feet to a calculated corner;

thence South 27°18'40" East a distance of 47.78 feet to an existing iron pipe, along the northern line of Tarheel Lodging LLC., thence with the northern line of Tarheel Lodging LLC., South 50°25'15" West a distance of 243.70 feet to an existing iron pipe; thence North 38°58'52" West a distance of 269.97 feet to the point of BEGINNING containing an area of 51,787 square feet, or 1.19 acres, more or less

Tract 2

Parcel # 9799-46-1879

Chapel Hill Township, Orange County, North Carolina

BEGINNING an existing iron located along the northern property line of Tarheel Lodging, LLC. (PIN# 9799-46-0556) and having a NC Grid Coordinate (NAD 83) of Northing: Northing: 796,869.78', Easting: 1,994,308.43'; thence with the northern line of Tarheel Lodging, LLC., North 75°49'51" West a distance of 161.70 feet to an existing iron pipe; thence North 27°18'40" West a distance of 47.78 feet to a calculated corner along the southern line of 3F LLC. (Pin# 9799-47-0029); thence with the southern line of 3F LLC., North 53°48'38" East a distance of 23.67 feet to an existing iron pipe; thence North 01°00'40" East a distance of 289.33 feet to a calculated corner along the southern right-of-way of Service Road (a part of the southern R/W of US Hwy 15-501, a variable width public R/W); thence with the southern R/W of Service Road, North 51°06'15" East a distance of 45.67 feet to a calculated corner, marking the northwest corner of Carolina Lubes, Inc. (Pin # 9799-47-2006); thence with the western line of Carolina Lubes, Inc., South 01°01'01" West a distance of 209.08 feet to an existing iron pipe; thence South 89°03'00" East a distance of 126.24 feet to an existing iron pipe; thence South 01°00'25" West a distance of 202.87 feet to the point of BEGINNING containing an area of 36,924 square feet, or 0.85 acres, more or less.