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*AW*

20170921000189460 DEED  
**Bk:RB6367 Pg:569**  
09/21/2017 02:55:26 PM 1/5

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$6195.00

*AW*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$6,195.00 and 9799-59-4368 RKB  
Parcel Identifier No. 9799595134 Verified by Orange County on the \_\_\_ day of \_\_\_\_\_, 2017  
Mail/Box to: Brockmann Law, 17250 Lancaster Highway, Suite 608, Charlotte, North Carolina 28277  
This instrument was prepared by: Todd C. Brockmann, Esq.  
Brief description for the Index: 1749 Dobbins Drive, Chapel Hill, NC

THIS DEED made this 21st day of September, 2017, by and between

GRANTOR	GRANTEE
<b>DOBBINS HILL APARTMENTS LLC,</b> a North Carolina limited liability company 5960 Fairview Road, Suite 200 Charlotte, North Carolina 28210	<b>WRH DOBBINS HILL I, LLC,</b> a Florida limited liability company 100 3rd Street South, Suite 300 St. Petersburg, Florida 33701

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 that certain lot, parcel of land or condominium unit situated in the City of Chapel Hill, North Carolina, Orange County, North Carolina and more particularly described as follows:

**See Exhibit A attached hereto**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1187, Page 492, Orange County Registry.

All or a portion of the property herein conveyed **does NOT include** the primary residence of Grantor.

A map showing the above described property is recorded in Plat Book 102, Page 151, 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.

Submitted electronically by "The Brockmann 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.



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:

See Exhibit B attached hereto

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

DOBBINS HILL APARTMENTS LLC,  
a North Carolina limited company

By Its Manager:

DHA, LLC,  
a North Carolina limited liability company

By Its Manager:

CROSLAND, LLC,  
a North Carolina limited liability company

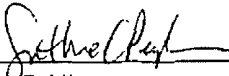
By:   
Adam Ford, General Manager

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

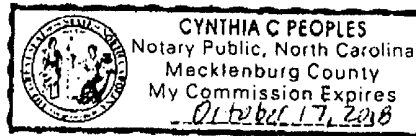
I, Cynthia C Peoples, a Notary Public of the County and State aforesaid, certify that ADAM FORD, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he is the General Manager of CROSLAND, LLC, a North Carolina limited liability company, the Manager of DHA, LLC, a North Carolina limited liability company, the Manager of DOBBINS HILL APARTMENTS LLC, a North Carolina limited liability company, and being duly authorized to do so, voluntarily executed the foregoing instrument for the purposes stated therein.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of September, 2017.

  
Notary Public

[NOTARIAL SEAL]

My commission expires: October 17, 2018





**Exhibit A**  
**Legal Description**

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWN OF CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 2 AND "AREA IN R/W" SHOWN ON A PLAT ENTITLED "FINAL PLAT MINOR SUBDIVISION DOBBINS HILL APARTMENTS LOTS 1, 2 AND 3" RECORDED IN PLAT BOOK 102, PAGE 151, ORANGE COUNTY REGISTRY.

TOGETHER WITH GRANTOR'S NON-EXCLUSIVE EASEMENT RIGHTS AND BENEFITS RESULTING FROM AND BY VIRTUE OF THE FOLLOWING DOCUMENTS: CROSS ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 5170, PAGE 194; CROSS USE RECIPROCALEASEMENT AGREEMENT RECORDED IN BOOK 4537, PAGE 30; EASEMENT, CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED IN BOOK 4381, PAGE 398; AND EASEMENT, CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED IN BOOK 4381, PAGE 417, ORANGE COUNTY REGISTRY.

**EXHIBIT B**  
**Permitted Exceptions**



1. Taxes for the year 2017 and subsequent years, not yet due and payable.
2. Dedication and easements shown on the recorded plat(s) in Plat Book 102, Page 151; Plat Book 72, Page 96; and Plat Book 70, Page 70, Orange County Registry, as shown on survey referred to below.
3. Cross Access Easement Agreement recorded in Book 5170, Page 194, Orange County Registry, as shown on survey referred to below.
4. Cross Use and Reciprocal Easement Agreement recorded in Book 4537, Page 30, Orange County Registry.
5. Right of Way Agreement granted to Duke Energy Carolinas, LLC recorded in Book 4483, Page 139, Orange County Registry.
6. Easement, Construction and Maintenance Agreement recorded in Book 4381, Page 417, Orange County Registry.
7. Easement, Construction and Maintenance Agreement recorded in Book 4381, Page 398, Orange County Registry.
8. Public Notice Split of Parent PIN 9799-59-4073 recorded in Book 4381, Page 395, Orange County Registry.
9. Special Use Permit recorded in Book 4381, Page 383, Orange County Registry.
10. Easement granted to Duke Power Company recorded in Book 237, Page 632 (shown on survey referred to below) and Book 1261, Page 104, Orange County Registry.
11. Rights of tenants, as tenants only, in possession under unrecorded residential leases, without the right to purchase or right of first refusal to purchase.
12. Subject property annexed to the Town of Chapel Hill by ordinance recorded in Book 602, Page 566, Orange County Registry.
13. Special use permit issued by Town of Chapel Hill recorded in Book 1194, Page 113, Orange County Registry.
14. Deeds of Easement to Orange Water and Sewer Authority recorded in Book 1299, Pages 333 and 340, Orange County Registry, as shown on survey referred to below.
15. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits filed for record in Book 1315, Page 70, and re-recorded in Book 1318, Page 227, Orange County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
16. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey by Pennoni, (Timothy A. Smith, PLS), dated September 12, 2017: (a) existing 50 foot right of way for Cosgrove Avenue (PB 72, Page 96); (b) 40 foot combined easements (PB 72, Page 96); (c) 68 foot Duke Power right of way; (d) 20 foot private storm drainage easements; (e) sanitary sewer lines and manholes; (f) utility poles; and (g) water lines and meters.
17. Rights of others in and to Cosgrove Avenue (50 foot right of way) as shown on recorded plat referred to in Schedule A hereof.
18. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in Declaration of Deed Restrictions recorded in Book 1367, Page 577, Orange County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.



NOTE: The following exceptions apply to the easement tracts only:

19. Easement recorded in Book 451, Page 209, Orange County Registry.
20. Deed(s) of Easement recorded in Book 4381, Pages 412 and 415, Orange County Registry.
21. Right of Way Agreement recorded in Book 4483, Page 95, Orange County Registry.
22. Shared Parking and Entry Maintenance Agreement recorded in Book 5189, Page 392, Orange County Registry.
23. Reserved Stormwater Facility Easement, Maintenance Agreement and Covenant recorded in Book 4603, Page 565 and Book 4778, Page 77, Orange County Registry.
24. Setback line(s), easements, and any other matters shown on the recorded plat(s) in Plat Book 102, Pages 149 and 150, Orange County Registry.
25. Memorandum of Action recorded in Book 3615, Page 259, with Consent Judgment recorded in Book 3755, Page 131, Orange County Registry.
26. Memorandum of Action recorded in Book 3615, Page 257, with Consent Judgment recorded in Book 3755, Page 121, Orange County Registry.
27. Special Use Permit recorded in Book 4381, Page 375, Orange County Registry.
28. Public Notice Merge recorded in Book 4381, Page 389, Orange County Registry.
29. Public Notice Split recorded in Book 4381, Page 392, Orange County Registry.
30. Easement(s) to Orange Water and Sewer Authority recorded in Book 4562, Page(s) 583, Orange County Registry.
31. Reserved Stormwater Facility Easement, Maintenance Agreement and Covenant recorded in Book 4752, Page 349 and Book 4762, Page 248, Orange County Registry.
32. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in Declaration of Cosgrove Hill Office Condominium filed for record in Book 5130, Page(s) 83, and related Consent and Subordination to Declaration of Cosgrove Hill Office Condominium in Book 5144, Page 415, Orange County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
33. Public Notice Split recorded in Book 5130, Page 80, Orange County Registry.