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20161109000237040 DEED  
Bk:RB6218 Pg:382  
11/09/2016 01:04:30 PM 1/5

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$9600.00

af

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 9,600  
Tax Parcel ID No. 9799680460 MB  
Verified by Orange County on the \_\_\_\_ day of October, 2016 by: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Thomas L. Harper, Jr., Womble, Carlyle, Sandridge & Rice, LLP, 5 Exchange Street, Charleston, SC 29401.

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 7<sup>th</sup> day of November, 2016, by and between:

GRANTOR	GRANTEE
TRC CHAPEL HILL, LLC 125 G Wappoo Creek Drive Charleston, South Carolina 29412	The Nathan Lustman Trust 4267 Marina City Drive, Suite 414 Marina del Rey, CA 90292

This 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 to the 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.



Grantee in fee simple interest in all that certain lot or parcel of land situated in Orange County, North Carolina, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Land"), together with any and all improvements, appurtenances, rights, privileges and easements benefitting, belonging or pertaining to the Land and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing easements and interests described above are referenced collectively as the "Property").

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

Grantor covenants with the Grantee, that Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor, subject to the exceptions set forth in Exhibit "B" attached hereto and incorporated herein by reference.

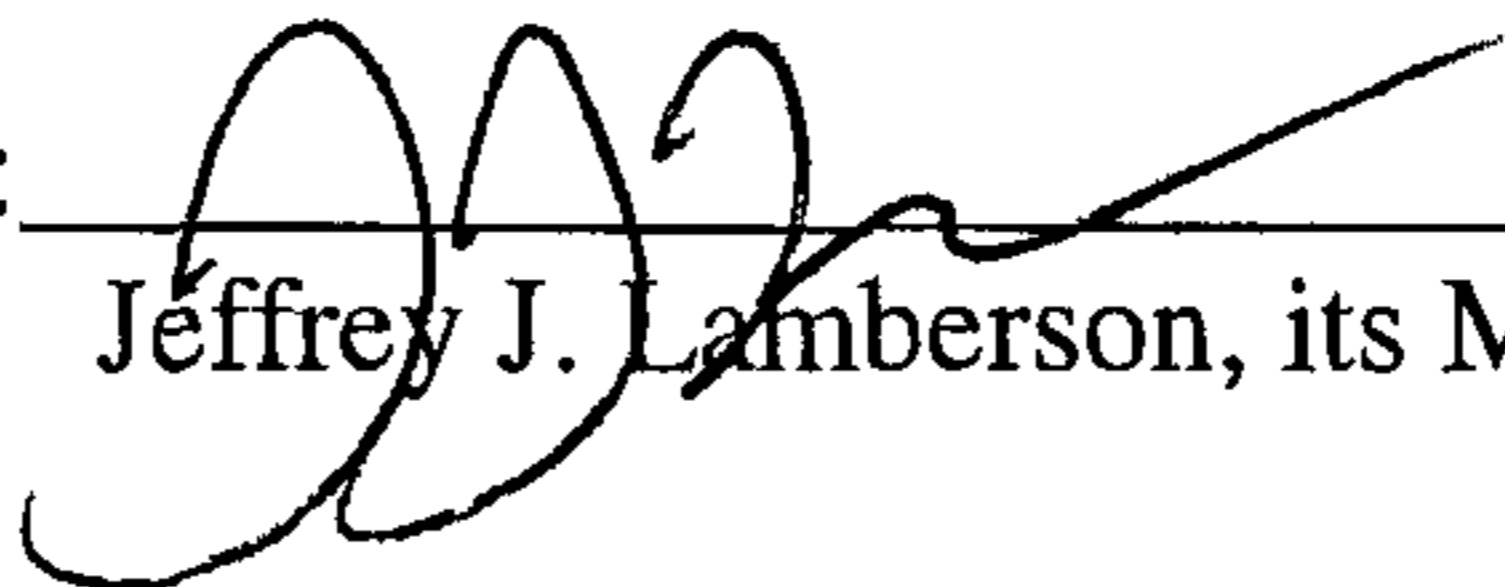
*[Signature Page Follows]*



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

TRC CHAPEL HILL, LLC,  
a South Carolina limited liability company

By: JJL Holdings, LLC, its Managing Member


By:  (SEAL)  
Jeffrey J. Lamberson, its Member

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I certify that Jeffrey J. Lamberson, the Member of JJL Holdings, LLC, the Member of TRC Chapel Hill, LLC, a South Carolina limited liability company, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein.

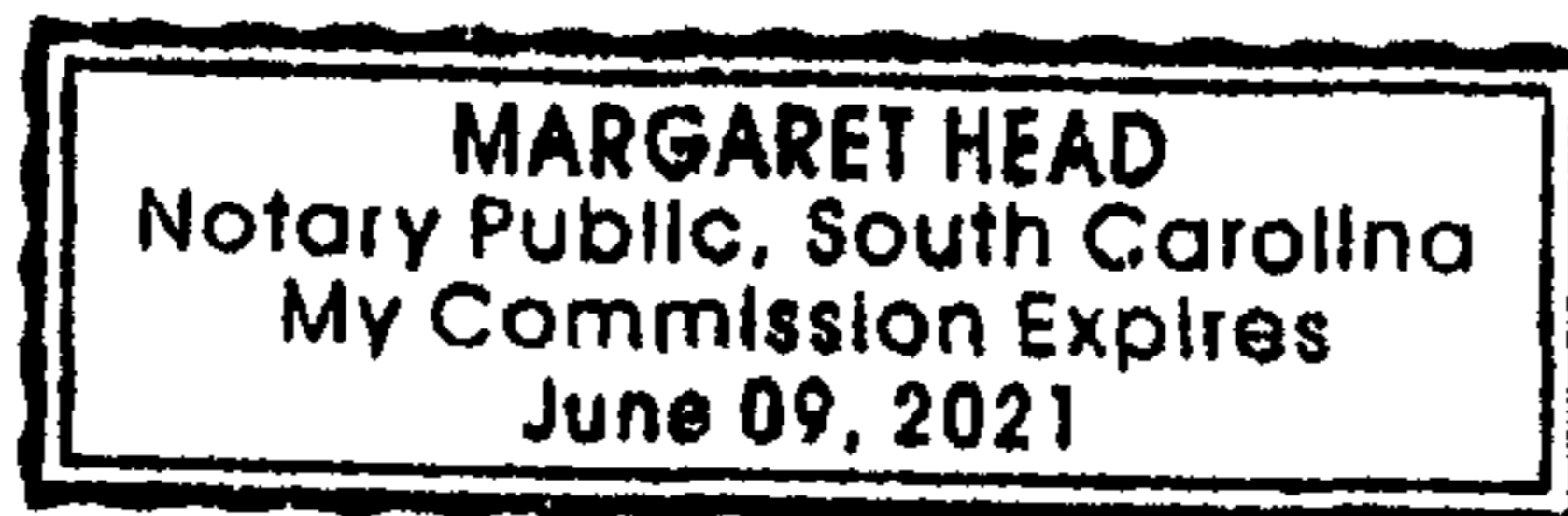
Witness my hand and official stamp or seal, this the 28<sup>th</sup> day of October, 2016.

  
Notary Public

My Commission Expires:

June 9, 2021

[NOTARIAL SEAL]





**EXHIBIT "A"**

ALL that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in the County of Orange, State of North Carolina, containing 1.521 acres, more or less, being shown and designated on that certain plat entitled "Recombination Plat for AutoZone Being the Pacels [sic] of: TRC Chapel Hill, LLC PIN: 9799-68-0296 PIN: 9799-68-1293 PIN: 9799-68-0313" recorded on December 10, 2015 in the Register of Deeds Office for Orange County, North Carolina in Plat Book PL115, Page 51. Said parcel having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

SAVING AND EXCEPTING therefrom those parcels situate, lying and being in the County of Orange, State of North Carolina, being shown and designated as "Area Being Quit Claimed to Town of Chapel Hill PB 60, PG 91 PIN: 9799-57-5787 2 SF", "Area Being Quit Claimed to Town of Chapel Hill PB 60, PG 91 PIN: 9799-57-5787 54 SF" and "Area Being Quit Claimed to Town of Chapel Hill PB 60, PG 91 PIN: 9799-57-5787 251 SF" as shown on that certain plat entitled "Recombination Plat for AutoZone Being the Pacels [sic] of: TRC Chapel Hill, LLC PIN: 9799-68-0296 PIN: 9799-68-1293 PIN: 9799-68-0313" recorded on December 10, 2015 in the Register of Deeds Office for Orange County, North Carolina in Plat Book PL115, Page 51.



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**EXHIBIT "B"**

Permitted Exceptions

1. Taxes for the year 2016, and subsequent years, a lien, not yet due and payable.
2. All matters of record.