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20150810000159270 DEED
Bk:RB5999 Pg:20
08/10/2015 03:40:55 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$2500.00

NH

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,500.00

Parcel Identifier No. 9799680313 Verified by _____ County on the ____ day of _____, 20
By: Easements 9799-68-1293 + 9799-68-0296 DB

Mail/Box to: TRC Chapel Hill, LLC, c/o Twin Rivers Capital, LLC, 125-G Wappoo Creek Dr., Charleston SC 29412

This instrument was prepared by: Homa J Freeman, Jr. (without benefit of title examination)

Brief description for the Index: _____

THIS DEED made this 23 day of July, 2015, by and between

GRANTOR

GRANTEE

Michael L. Wilson & wife, Rosalind F. Wilson
1624 Rosebriar Place
Hillsborough, NC 27278

TRC Chapel Hill, LLC
c/o Twin Rivers Capital, LLC
125-G Wappoo Creek Drive
Charleston, SC 29412

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3421 page 552.

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

A map showing the above described property is recorded in Plat Book _____ page _____.



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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 covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

By: _____ (Entity Name) Michael L. Wilson (SEAL)
Print/Type Name: Michael L. Wilson

By: _____ Rosalind F. Wilson (SEAL)
Print/Type Name & Title: _____ Print/Type Name: Rosalind F. Wilson

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of NC - County or City of Durham

I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that Michael L. Wilson & wife, Rosalind F. Wilson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 23 day of _____

My Commission Expires: 6-8-17
(Affix Seal)

Deborah A. Andrews
DEBORAH A ANDREWS Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name



EXHIBIT A

Legal Description

Parcel 1:

All of those certain lots a parcels of land situated, lying and being on the South side of the Chapel Hill-Durham Highway, now the New Durham to Chapel Hill Boulevard, and more particularly described as BEGINNING at a stake in the Southwestern intersection of Henderson Streets and the Old Chapel Hill-Durham Highway and measuring thence in a Western direction along the South property line of said Old Chapel Hill-Durham Highway 162.5 feet to a point in the line of Lot 5 of the University Heights Subdivision; running thence from said beginning point end through said Lot No. 5 South 19° 09' East 191.8 feet to the line of the North side of an alley, running thence with the North line of said alley South 76° 16' West 105.4 feet to the Southwest corner of Lot No. 1 of Block A of University Heights Subdivision; running thence North 19° 09' West 66 feet; running thence South 76° 28' West 292.7 feet to an old corner, running thence North 18° 45' West 60 feet to the South line of the 15-501 Service Road right-of-way, running thence along said right-of-way line approximately North 76° 28' East 305 feet to the Northwest corner of Lot No 1, as described above, running thence and continuing with the highway right-of-way line and with the North line of Lots Nos. 1, 2, 3, 4 and 5 of Block A of University Heights Subdivision and in an Eastern direction 110 feet to the pint and place of BEGINNING, and being all of that land described in deed recorded in Deed Book 136, page 484, and being all of that land described in Deed Book 122, page 406, Orange County Registry, except that part taken by the State Highway Commission, and see Plat Book 4, at page 17. Saving and excepting therefrom the property described in Deed Book 201, page 302, Orange County Registry. See also Deed Book 198, page 866, and Plat Book 68, page 289, Orange County Registry.

Parcel 2:

BEGINNING at an iron pipe corner in the northeast corner of the Chapel Hill Memorial Cemetery and the southwest corner of Lot 1, Block B, Map 27A, Orange County Tax Maps, about 100 feet south of the south right of way line of U.S. 15-501 Highway, thence along the eastern line of the cemetery property South 22° 37' East 89.50 feet to an iron walker; thence South 61° 3' West 109.10 feet to an iron marker; thence North 28° 57' West 111.90 feet to an iron marker; in the northern line of the cemetery property; thence with the northern tine of the cemetery property North 71° 58' East 121.17 feet to 'the point of BEGINNING, being about 11,600 square feet in area. See Deed Book 201, page 303 Orange County Registry.

Parcel 3:

All that right, title and interest to the perpetual easement for ingress, egress and regress to and from Scarlet Drive (formerly Henderson Street) to the property described above and such easement as



recorded in Book 1719, page 85, Orange County Registry, and more particularly described as: Beginning as a point along the West side of Scarlet Drive (Scarlet Drive having a 60 foot public right of way), and being the point marked by an existing iron pipe and being the southeast corner of a tract owned by Wendy's International, Inc., on which is located a Wendy's restaurant and the northeast corner of a separate tract owned by Caro-Bama Associates, a Georgia General partnership; continue thence South 75 degrees 49'55" West, a distance of 164.10 feet to an iron pipe found at the southwesterly corner of the tract on which is located the Wendy's restaurant thence North 19 degrees 10'00" West, a distance of 25.16 feet to a point; Thence South 75 degrees 49'55" West, a distance of 25.10 feet to a point; thence South 19 degrees 10'00" East, a distance of 50.25 feet to a point; then North 75 degrees 49'55" East, a distance of 190.37 feet to a point on the westerly right-of-way of Scarlet Drive; thence North 21 degrees 48'45" West, a distance of 25.22 feet to an iron pipe found and the POINT OF BEGINNING.

The above described parcels¹⁺² are to remain as one for tax purposes. JM