



20170123000013290 DEED  
Bk:RB6253 Pg:243  
01/23/2017 11:48:31 AM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$23859.00

*aw*

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 No.: 9799782859 & 9799782464 *RKB*

Property Description: 1806 Fordham Blvd. (1 Performance Automall) and 130 Old Durham Road (2 Performance Automall), Chapel Hill, North Carolina

STATE OF NORTH CAROLINA

Excise Stamps: \$23,859.00

COUNTY OF ORANGE

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 19 day of January, 2017 by and between HENDRICK AUTOMOTIVE GROUP, a New York general partnership, having an address of 6000 Monroe Road, Suite 100, Charlotte, North Carolina 28212 ("Grantor"), and LG 1810 FORDHAM BLVD, 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:

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.



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

The property hereinabove described was conveyed to Grantor by instruments recorded in Book 1125, Page 187, Book 3433, Page 538, Book 1642, Page 282 and Book 1232, Page 119 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 2017 and for subsequent years, not yet due and payable.
2. Easement to University of North Carolina recorded in Book 138, Page 524, Orange County Registry.
3. Modification of Special Use Permit by the Town of Chapel Hill recorded in Book 1685, Page 153 and 157; and Book 705, Page 338, Orange County Registry.
4. Special Use Permit Modification recorded in Book 4043, Page 325, Orange County Registry.
5. Matters shown or noted on survey by Bock & Clark National Surveyors Network entitled "ALTA/ACSM Land Title Survey of 1810 Durham-Chapel Hill Boulevard, Chapel Hill, NC 27514" dated January 20, 2016, last revised January 18, 2017
6. Right of way to the State Highway and Public Works Commission recorded in Book 156, Page 489 and Book 141, Page 258, Orange County Registry.
7. Easement to Orange Water and Sewer Authority recorded in Book 790, Page 460, Orange County Registry.
8. Easement to Duke Power recorded in Book 122, Page 124, Orange County Registry.
9. Deed of Easement for Storm Water Drainage between The Powers, Inc. – Harder Venture and Hendrick Automotive Group recorded in Book 1740, Page 9, Orange County Registry.
10. Reserved Stormwater Facility Easement, Maintenance Agreement and Covenant recorded in Book 4457, Page 358, Orange County Registry.
11. Building restriction lines, easements, and any other facts shown on subdivision map recorded in Plat Book 4, Page 17 and Plat Book 100, Page 37, 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:

**HENDRICK AUTOMOTIVE GROUP,**  
a New York general partnership

By: Hendrick Management Company Limited  
Partnership, a North Carolina limited partnership, as  
Managing General Partner of Hendrick Automotive Group

By: Hendrick Management, LLC  
a North Carolina limited liability company, a  
general partner of Hendrick Management Company  
Limited Partnership

By: *A. Scott Ennis*  
Name: A. Scott Ennis  
Title: Vice President and Assistant Secretary

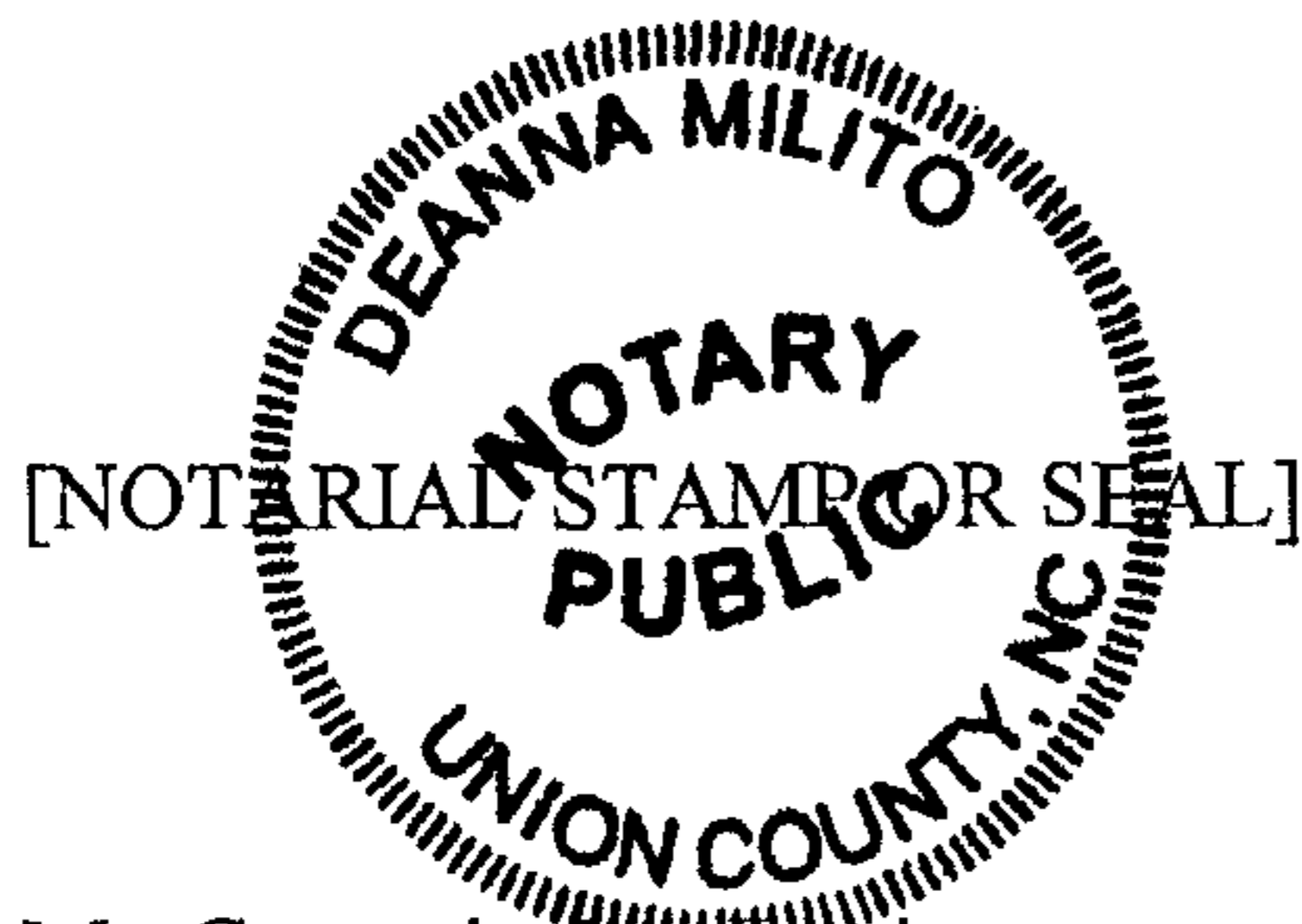
STATE OF NORTH CAROLINA

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: December 13, 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**

PARCEL 1: BEING all that parcel of land containing 506,922 square feet, or 11.637 acres of land, more or less, and shown as Tract 1 on a plat entitled "Recombination and Right-of-Way Dedication Plat" recorded in Plat Book 100 at Page 37, in the Office of the Register of Deeds of Orange County, North Carolina.

**FOR INFORMATIONAL PURPOSES ONLY**

Property address: 1 Performance Auto Mall, Chapel Hill, North Carolina  
Tax Parcel No. 9799782859

PARCEL 2: BEING all of that parcel of land containing 56,007 square feet, or 1.286 acres of land, more or less, and shown as Tract 2 on a plat entitled "Recombination and Right-of-Way Dedication Plat" recorded in Plat Book 100, Page 37, in the Office of the Register of Deeds of Orange County, North Carolina.

**FOR INFORMATIONAL PURPOSES ONLY**

Property address: 2 Performance Auto Mall, Chapel Hill, North Carolina  
Tax Parcel No. 9799782464

PARCEL 3: TOGETHER WITH the rights, benefits and easements contained in that certain Deed of Easement for Storm Water Drainage dated October 21, 1997 by and between The Powers, Inc.-Harder Venture, a North Carolina general partnership, and Hendrick Automotive Group, a New York general partnership, recorded on June 1, 1998 in Book 1740, Page 9, Orange County Public Registry.