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JAA

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20181008000191640 DEED  
Bk:RB6529 Pg:366  
10/08/2018 04:50:28 PM 1/6

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$4000.00

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,000.00

Parcel Identifier No. 9767664168 *NB* Verified by \_\_\_\_\_ County on the \_\_\_ day  
of \_\_\_\_\_, 2018  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Alexander Ricks PLLC (JG)  
4601 Park Road, Suite 580, Charlotte, NC 28209

Brief description for the Index: 2000 Ridgewood Road

THIS DEED made this 4<sup>th</sup> day of October, 2018, by and between

GRANTOR	GRANTEE
<p><b>Ridgewood Road Investments, LLC</b> a North Carolina limited liability company <u>ADDRESS:</u> <i>PO Box 1006</i> <i>SILYLAND, NC 28776</i></p>	<p><b>AC Ridgewood MHC Owner, LLC,</b> a Delaware limited liability company <u>ADDRESS:</u>  <i>c/o Abacus Capital</i> <i>615 South College Street, Suite 900</i> <i>Charlotte, NC 28202</i></p>
<p>Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.</p>	

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 Grantees in fee simple, all that certain lot or parcel of land situated in the Chapel Hill, Orange County, North Carolina and more particularly described as follows:

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6250, Page 501.

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



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.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the following (hereinafter referred to collectively as the **"Permitted Exceptions"**):

1. Taxes or assessments for the year 2019, and subsequent years not yet due or payable
2. Matters shown on Plat Book 8, page 91; and Plat Book 16, page 186.
3. Right of Way Agreement to Piedmont Electric Membership Corporation recorded in Book 248, page 1323.
4. Right of Way to PEMC, a cooperative corporation recorded in Book 245, page 1078.
5. Easements to Piedmont Electric Membership Corporation recorded in Book 248, page 673; Book 256, page 1046; and Book 434, page 358.
6. Public Notice Merge recorded in Book 476, page 184.

(SIGNATURES ON FOLLOWING PAGE)



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

**Ridgewood Road Investments, LLC**  
a North Carolina limited liability company

By: [Signature]  
Title: Manager

State of North Carolina - County Mecklenburg

I, the undersigned Notary Public of the County of Mecklenburg and State aforesaid, certify that DOUB STRATTON personally came before me this day and acknowledged that he/she is the Manager of Ridgewood Road Investments, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entities, s/he signed the foregoing instrument in its name on its behalf as their act and deed.

Witness my hand and Notarial stamp or seal, this 18<sup>th</sup> day of September, 2018.

My [Signature] Commission Expires: 03/10/2023  
James P Shakour Notary Public

(Affix Seal)

Notary's Printed or Typed Name

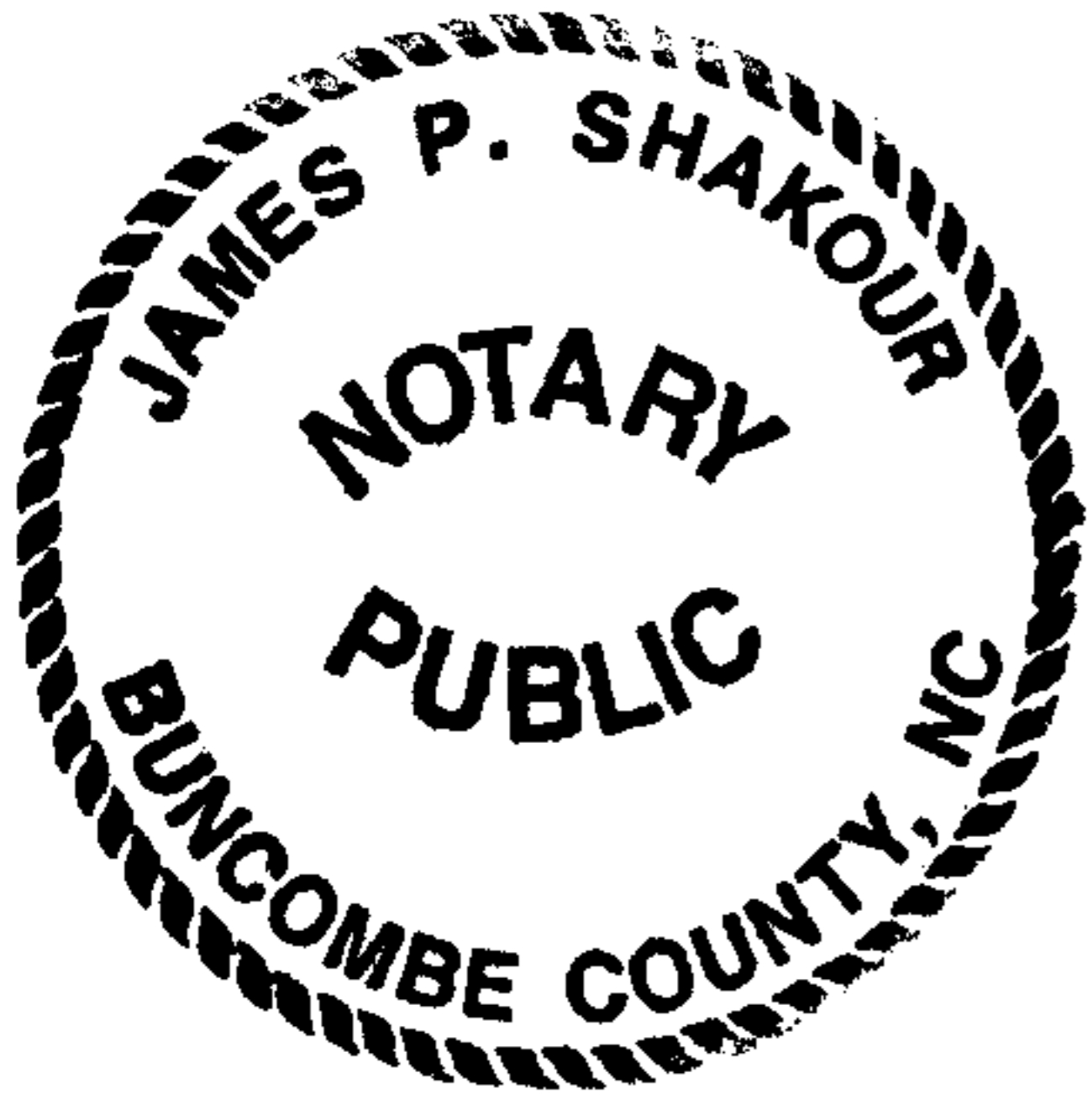
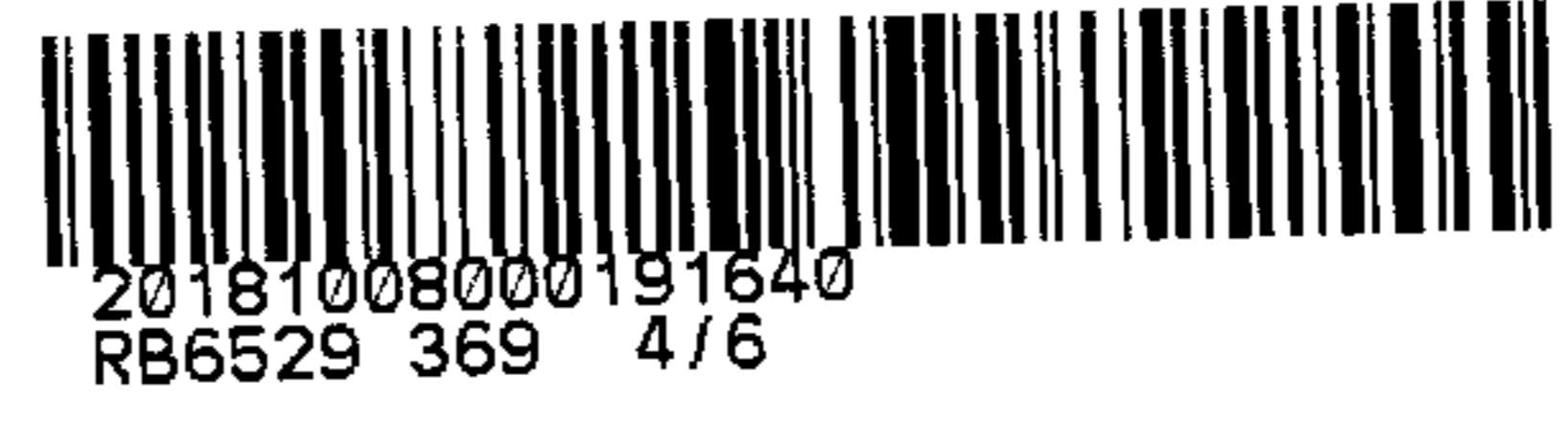
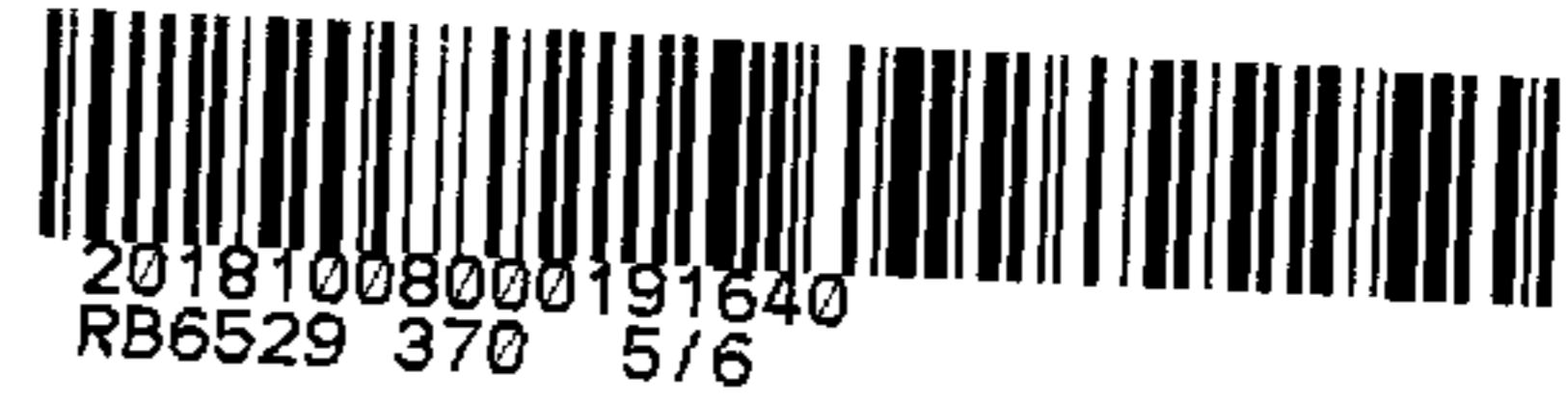


EXHIBIT A



[See following page]



Lying and being situate in Orange County, North Carolina, and being more particularly described as follows:

**TRACT 1:**

All that certain tract or parcel of land situate, lying and being in Chapel Hill Township, Orange County and more particularly described as. BEGINNING at a rock pile and pointers, the Northwest corner of Tract No. 5 of the John Hairston Heirs property as recorded in Plat Book 8, Page 91, Orange County Registry, thence South 14 degrees 30' East 474 feet with the West property line of aforesaid tract No. 5 of the Hairston Heirs and continuing South 17' East 485 feet with the H. Dobson, Jr. property (formerly George Hargraves Heirs) to a rock, and point so established; thence South 89' West 610 feet to a red oak (the former Farrington and Couch property); thence South 51 degrees 30' West 475 feet to an iron stake established; thence with a new line in a northwesterly direction 1,000 feet through the former W.N. Pritchard Home Place to a new point established in the Southern property line of Robert Bynum, which new point is determined and established by measuring South 75' West along the R. Bynum property line as it adjoined W.N. Pritchard Home Place 1,000 feet from the gum tree designated heretofore as the point of BEGINNING, thence North 75' East 1,000 feet with the Southern line of R. Bynum to the said point of BEGINNING, containing 20 acres, more or less.

***ALSO BEING DESCRIBED AS FOLLOWS:***

BEGINNING AT AN IRON PIPE THE NORTHEAST CORNER OF THE 21.08 ACRE TRACT SHOWN ON PLAT BOOK 16, PAGE 186 OF THE ORANGE COUNTY REGISTER OF DEEDS, THE COMMON NORTHWEST CORNER OF TRACT 5 AS SHOWN ON PLAT BOOK 8, PAGE 91, THE POINT OF BEGINNING; THENCE WITH SAID COMMON LINE SOUTH 16°56'58" EAST A DISTANCE OF 475.89 FEET TO AN IRON PIPE THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE SOUTH 18°00'23" EAST A DISTANCE OF 484.97 FEET TO AN IRON PIPE; THENCE SOUTH 86°27'16" WEST A DISTANCE OF 597.36 FEET TO AN IRON PIPE AT THE NORTHERNMOST CORNER OF THE TRACT SHOWN ON PLAT BOOK 17, PAGE 17; THENCE WITH SAID LINE SOUTH 56°44'57" WEST A DISTANCE OF 443.29 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON PLAT BOOK 29, PAGE 79; THENCE WITH SAID LINE NORTH 17°02'16" WEST A DISTANCE OF 427.02 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF RIDGEWOOD ROAD; THENCE NORTH 17°02'16" WEST A DISTANCE OF 60.23 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF RIDGEWOOD ROAD THE SOUTHEASTERN CORNER OF THE 19 FOOT STRIP AS SHOWN ON PLAT BOOK 39, PAGE 118; THENCE WITH SAID RIGHT OF WAY SOUTH 75°21'44" WEST A DISTANCE OF 19.00 FEET TO AN IRON PIPE THE SOUTHEASTERN CORNER OF LOT 23 AS SHOWN ON THE AFORE SAID PLAT BOOK; THENCE WITH SAID LINE NORTH 16°58'37" WEST A DISTANCE OF 512.19 FEET TO AN IRON PIPE; THENCE NORTH 75°23'37" EAST A DISTANCE OF 19.00 FEET TO AN IRON PIPE THE CORNER OF LOT 102 AS SHOWN ON PLAT BOOK 38, PAGE 108; THENCE WITH THE SOUTHERN LINE OF SAID LOT NORTH 76°04'18" EAST A DISTANCE OF 1,000.01 FEET TO THE POINT OF BEGINNING, CONTAINING 924,588 SQUARE FEET OR 21.23 ACRES.



**TRACT 2:**

All that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina and BEGINNING at an old iron, the Southwest corner of Tract No. 5 of the John Hairston Heirs Property as duly recorded in the Orange County Registry in Plat Book 8, at Page 91; thence a new line North 75 degrees 30' East 1026.54 feet more or less, to the point of intersection with the eastern property line of

said Tract No. 5; thence with said eastern property line of Tract No. 5, North 18 degrees 51' West 60.17 feet to a new point established in said eastern property line, which point is North 18 degrees 51' West 127.60 feet from the southeastern corner (marked by a concrete monument) of aforesaid Tract No. 5, John Hairston Heirs Property as recorded aforesaid; thence a new line parallel to the first call, South 75 degrees 30' West 1021.98 feet, more or less, to a new point established and intersecting the western property line of the aforesaid Tract No. 5 of the John Hairston Heirs Property, recorded as aforesaid, which point is North 14 degrees 30' West 60 feet from the point of beginning, thence South 14 degrees 30' East 60 feet to the place and point of BEGINNING, containing 1.41 acres, more or less.

**ALSO BEING DESCRIBED AS FOLLOWS:**

BEGINNING AT AN IRON PIPE THE SOUTHWEST CORNER OF THE 60 FOOT WIDE TRACT AS SHOWN ON PLAT BOOK 16, PAGE 186 OF THE ORANGE COUNTY REGISTER OF DEEDS, THE COMMON SOUTHWEST CORNER OF TRACT 5 AS SHOWN ON PLAT BOOK 8, PAGE 91; THENCE NORTH 16°56'58" WEST A DISTANCE OF 60.00 FEET TO AN IRON PIPE; THENCE NORTH 70°40'07" EAST A DISTANCE OF 1,004.27 FEET TO AN IRON PIPE ON THE WESTERN RIGHT OF WAY OF OLD SCHOOL ROAD; THENCE WITH SAID RIGHT OF WAY SOUTH 27°01'02" EAST A DISTANCE OF 60.49 FEET TO AN IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY SOUTH 70°40'07" WEST A DISTANCE OF 1,014.85 FEET TO THE POINT OF BEGINNING, CONTAINING 60,521 SQUARE FEET OR 1.39 ACRES.

The above-described two tracts are further shown as those tracts designated as 21.08 acres and "Private Road", respectively, on the plat entitled "Property of Forrest T. Heath and wife Nancy B. Heath recorded in Plat 16-186, Orange County Registry.

(TP)

It is the intent for the two parcels to remain as one tax parcel.