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20171031000216180 DEED
Bk:RB6385 Pg:1
10/31/2017 11:57:41 AM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$10560.00

mk

Excise Tax \$10,560.00

Recording Time, Book and Page

REID: 9788402618 & 9788308690

NUB

Mail after recording to: ~~Grantor~~ Fidelity National Title, 421 Fayetteville St, Ste 1304, Raleigh, NC 27601

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: **Lots 1 & 2, PB 114/156**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of October, 2017, by and between

GRANTOR	GRANTEE
<p>Howell Street Apartments, LLC a North Carolina limited liability company 333 Fayetteville St., Ste 1250. Raleigh, NC 27601</p> <p><u> </u> If Checked, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p>CIG Chapel Hill, LLC a Virginia limited liability company</p> <p>Property Addresses: 201 and 221 Howell Street Chapel Hill, NC 27514</p> <p>Mailing Address: c/o Cohen Investment Group, LLC, 150 Boush Street, Suite 505, Norfolk, VA 23510</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 Grantee in fee simple in and to that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the aforesaid interest in the lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as stated herein, that, at the time of the delivery of this Deed, the interest conveyed hereby was free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.



Title to the property hereinabove described is subject to the following exceptions:

1. Subject to ad valorem taxes for the year 2018 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to the Permitted Exceptions set forth on attached Exhibit B.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Howell Street Apartments, LLC
a North Carolina limited liability company

By: *Kenneth Gorfkle*
Kenneth Gorfkle, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Kenneth Gorfkle, Member/Manager of **Howell Street Apartments, LLC**.

Witness my hand and official stamp or seal, this the 24 day of October, 2017.

My commission expires: 6/22/18

Stephen D. Lowry
Notary Public

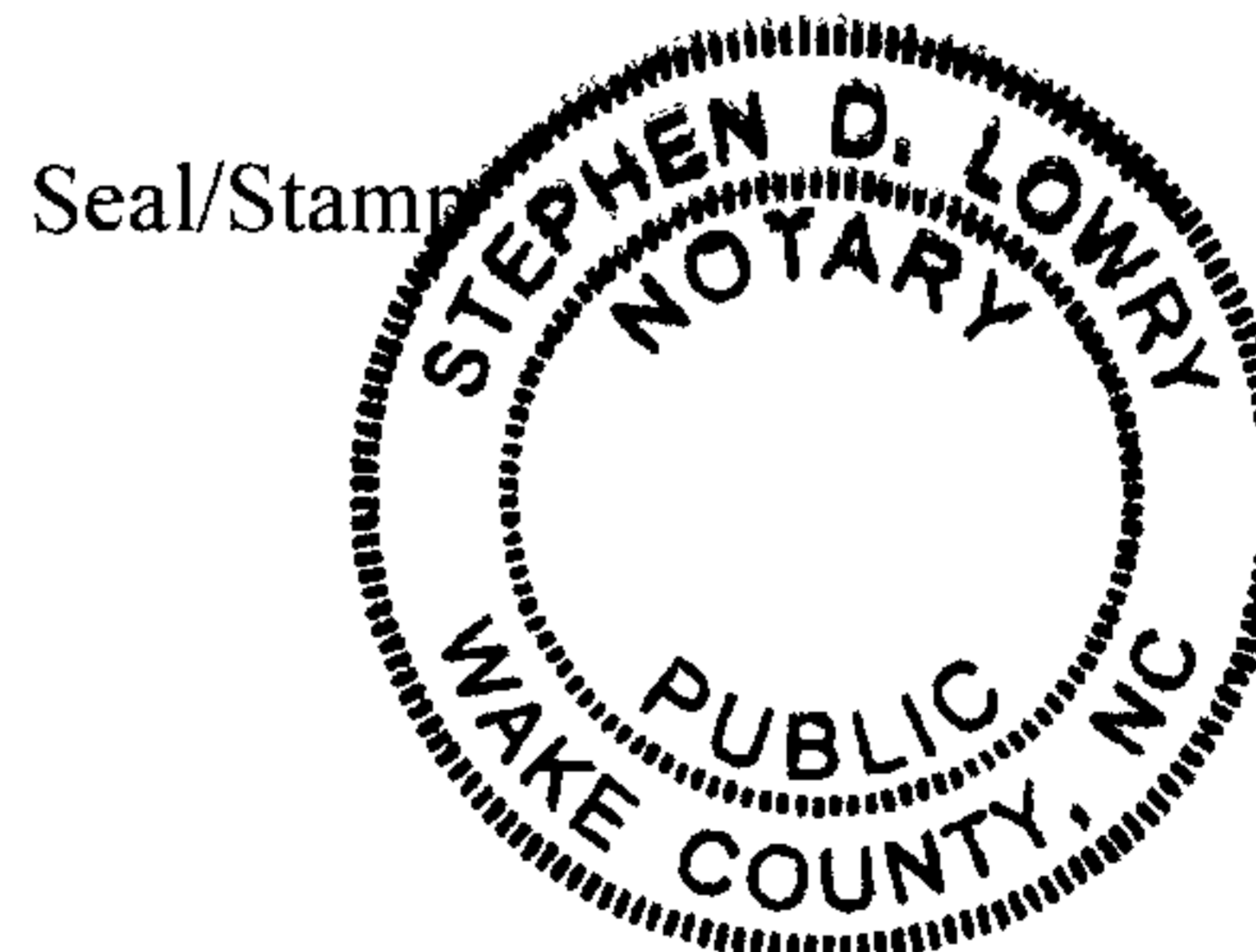




EXHIBIT A
LEGAL DESCRIPTION

Tract One:

ALL THAT CERTAIN parcel of real property located in the City of Chapel Hill, County of Orange, State of North Carolina, being all of Lot 2, containing 2.606 acres, more or less, as shown on that plat entitled "Recombination Plat, Property of Howell Street Apartments, LLC", recorded in Plat Book 114, Page 156, Orange County Registry.

(Tax Parcel 9788402618 - 201 Howell Street)

Tract Two:

ALL THAT CERTAIN parcel of real property located in the City of Chapel Hill, County of Orange, State of North Carolina, being all of Lot 1, containing 1.267 acres, more or less, as shown on that plat entitled "Recombination Plat, Property of Howell Street Apartments, LLC", recorded in Plat Book 114, Page 156, Orange County Registry.

(Tax Parcel 9788308690 - 221 Howell Street)

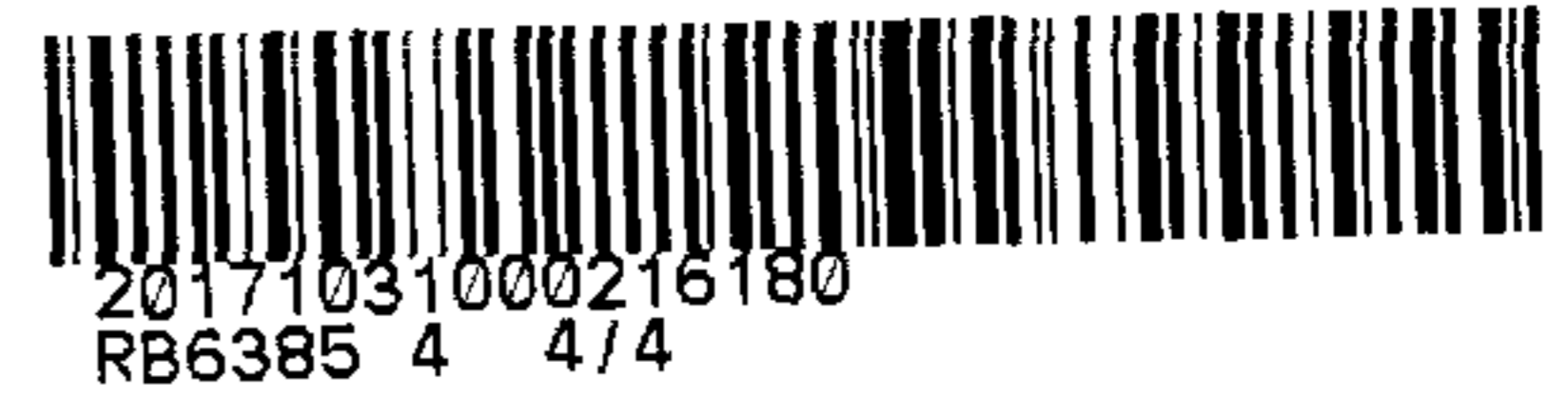


Exhibit B Permitted Exceptions

1. Rights of tenants in possession, as tenants only, under prior unrecorded leases.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 103, Pages 27, 28 and 29 (Overhead utility lines; 30' OWASA sanitary sewer easement; Creek; Gravel drive encroaching onto adjacent property; Concrete sidewalk and 18" RCP encroaching into 30' wide sewer easement; Chain link fence along a portion of the southerly lot line; Utility box, Dumpster pad and mail box pads; and Concrete sidewalk encroaching onto adjacent property); Plat Book 114, Page 156 ((Overhead utility lines; Drainage; Pond; 8' INT setback; 30' wide sanitary sewer easement; 22' street setback; 150' wide RCD buffer; Zone 1/Zone 2 Jordan buffer; Creek; RCD Upland stream buffer; RCD Managed Use stream corridor zone; RCD stream side stream corridor zone; 9' solar setback; Chain link fence along a portion of the southerly lot line; Concrete sidewalk encroaching into 30' sanitary sewer easement; 10' wide blanket utility and drainage easement reserved; Shared Stormwater Detention Pond; Shed access; Sign encroachment into Howell Street right of way; Gravel parking spaces outside of the insured land; and water meters.) and as shown on that certain survey prepared by John A. Edwards for John A. Edwards & Company dated September 7, 2017, last revised September 19, 2017. (NOTE: The survey prepared by John A. Edwards dated September 7, 2017, last revised September 19, 2017 indicates the stagnant pond, as shown in Plat Book 114, Page 156 no longer exists and that the Shared Stormwater Detention Pond, as shown in Plat Book 114, Page 156 is not located on the land to be insured.).
3. Easement(s) or right(s) of way in favor of Duke Power Company recorded in Book 387, Page 319:
4. Accretion, erosion, reliction, and avulsion associated with, and riparian rights of others incidental to, any creeks, streams, branches, or rivers coursing or forming any boundary to the Property.
5. Special Use Permit recorded in Book 280, page 1000 and Book 415, Page 574.
6. Resolution adopted by the Town of Chapel Hill closing right of way of Howell Street and Fordham Boulevard recorded in Book 1804, Page 571.

All of the above recorded in the Public Records of Orange County, North Carolina.