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FILED Mark Ghilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$1700.00

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Revenue: \$ 1,700.00

(For Recording Data)

Parcel Identification Number: 9864659601 and 9864752645 **DB**
Easement: 9864-45-3492

Brief Description for the Index: New Parcel A, PB 115, Pages 67-68 and Parcel C, PB 96, Page 138

Prepared by: Steven I. Reinhard, Ellis & Winters LLP, 4131 Parklake Avenue, Suite 400, Raleigh, NC 27612 (TITLE NOT EXAMINED BY PREPARER)

After recording, return to: Grantee

NORTH CAROLINA SPECIAL WARRANTY DEED

This Deed is made and delivered as of this the 23 day of August, 2016, by and between **BELLEVUE DEVELOPMENT, LLC**, a North Carolina limited liability company ("**Grantor**"), with a mailing address of Post Office Box 4922, Ketchum, ID 83340; and **BELLEVUE MILL, LLC**, a North Carolina limited liability company ("**Grantee**"), with a mailing address of 8380 Bay Pines Boulevard, 3rd Floor, St. Petersburg, FL 33709.

For valuable consideration paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple absolute all of that certain lot or parcel of land, together with all buildings and other improvements thereon (collectively, the "**Premises**") located in Orange County, North Carolina, and more particularly described as follows:

BEING ALL of "New Parcel A," containing approximately 9.85 acres, as shown on the plat entitled "Recombination Map for Bellevue Mill & Warehouse," by Davis Martin Powell, recorded in Plat Book 115, pages 67 and 68, Orange County Registry.

and

BEING ALL of "Parcel C," containing approximately 0.717 acres, as shown on the plat entitled "Final Plan Hillsborough Owners Company" recorded in Plat Book 96, page 138, Orange County Registry.

New Parcel A and Parcel C Deed

submitted electronically by "The Brockmann Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

TOGETHER WITH all rights appurtenant to the aforesaid lands under that certain Declaration of Easements and Covenants by Grantor and Hillsborough Owners Company recorded in Book 6093, page 145, Orange County Registry.

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

And the Grantor covenants with the Grantee that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor except for the following exceptions to title:

1. 2016 and subsequent years ad valorem taxes, unconfirmed special assessments and water, sewer, vault, public space and other public charges that are not yet due and payable.
2. Declaration of Easements and Covenants by Grantor and Hillsborough Owners Company recorded in Book 6093, page 145, Orange County Registry.
3. Matters shown on plats recorded in Plat Book 96, page 138; Plat Book 98, page 47; and Plat Book 115, pages 67 and 68, Plat Book 46, pages 106 and 195; and Plat Book 5, page 67, Orange County Registry.
4. Right-of-Way Easement granted to Orange County recorded in Book 652, pages 18, 24, 30, 32, 35, 40, 46 and 52; and in Book 764, page 320, Orange County Registry.
5. All easements, restrictions, covenants, agreements, conditions, and other matters of record.
6. All applicable zoning, building ordinances, land use regulations and other legal requirements and laws affecting the Property.
7. All matters that may be revealed by a current and accurate survey or inspection of the Premises.

The property conveyed hereby does not include the primary residence of the Grantor.

The designation of the Grantor and the Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

[remainder of page left intentionally blank]



IN WITNESS WHEREOF, the Grantor has executed this Deed by and through its manager, as of the day and year first above written.

BELLEVUE DEVELOPMENT, LLC
a North Carolina limited liability company

By: *Susan F. Green*
Susan F. Green, manager

STATE OF Idaho
COUNTY OF Blaine

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document:

Susan F. Green, manager of Bellevue Development, LLC

Witness my hand and official stamp or seal, this the 8 day of August, 2016.

My Commission Expires: Dec 28, 2016

Don Cole
Notary Public

Name: Don Cole, Notary Public

[notary seal]

