



DMC

20160323000054940 DEED
Bk:RB6093 Pg:161
03/23/2016 11:14:22 AM 1/3

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

\$4,000 DLT
Revenue: \$ 3,870.00

(For Recording Data)

Parcel Identification Number: 9864653492 *KPR*

Brief Description for the Index: New Parcel B, PB 115, Pages 67-68

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 21st day of March, 2016, by and between **HILLSBOROUGH OWNERS COMPANY**, a North Carolina general partnership ("**Grantor**"), with a mailing address of Post Office Box 4922, Ketchum, ID 83340; and **VOUTHAUS, LLC**, a North Carolina limited liability company ("**Grantee**"), with a mailing address of 449-A Trollingwood Road, Haw River, NC 27258.

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 being all of "New Parcel B," containing approximately 9.20 acres, as shown on the plat entitled "Recombination Plat for Bellevue Mill & Warehouse," by Davis Martin Powell, recorded in Plat Book 115, Pages 67 and 68, 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.
2. Declaration of Easements and Covenants by Grantor and Bellevue Development, LLC, recorded immediately prior to the recordation of this Deed.
3. Notice of Residual Petroleum as recorded in Book 3915, Page 378, Orange County Registry.
4. Special Use Permit as recorded in Book 4370, Page 322, Orange County Registry.
5. Orange County Sewer Easements as recorded in Book 652, Page 18; Book 652, Page 24; Book 652, Page 30; Book 652, Page 35; Book 652, Page 40; Book 652, Page 46; and Book 652, Page 52, Orange County Registry, and further shown on maps as recorded in Plat Book 46, Pages 106 and 195, Orange County Registry.
6. Orange County Sewer Line Easement as recorded in Book 764, Page 320, Orange County Registry, and further shown on map as recorded in Plat Book 85, Page 137, Orange County Registry.
7. Matters shown on plats recorded in Plat Book 96, Page 138, and Plat Book 115, Pages 67 and 68, Orange County Registry.
8. Applicable zoning and subdivision ordinances, building codes, and other legal requirements affecting the Property.

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 ^{general partner,} ~~managers~~, as of the day and year first above written.

HILLSBOROUGH OWNERS COMPANY
a North Carolina general partnership

By: SJASG Hillsborough Realty Corporation
a North Carolina corporation
its general partner

By: Susan F. Green, President
Susan F. Green, president

STATE OF Washington
COUNTY OF King

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

Susan F. Green, as president of SJASG Hillsborough Realty Corporation, which is a general partner of Hillsborough Owners Company

Witness my hand and official stamp or seal, this the 24th day of February, 2016.

My Commission Expires: August 3, 2016

[Signature]
Notary Public

[notary seal]

Name: Jack Lee, Notary Public

