

FL  
of



BML

20160622000128220 DEED  
Bk:RB6143 Pg:495  
06/22/2016 08:01:13 AM 1/5

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$5400.00

AA

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$5,400.00

Parcel Identifier No. 9863594828 Verified by Orange County on the \_\_\_\_\_ day of \_\_\_\_\_, 2016

By: Easement: 9863-49-5724 + 986450-4142 LCB

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP (DLH), P.O. Box 33550, Raleigh, NC 27636

(NO TITLE OPINION IS GIVEN OR IMPLIED BY REASON OF OUR PREPARATION OF THIS DEED.)

Brief description for the Index: 2111 Orange Grove Rd.

THIS DEED made this 10<sup>th</sup> day of June, 2016, by and between:

GRANTOR	GRANTEE
<p><b>M.F. Limited Partnership of Hillsborough</b> a North Carolina limited partnership (formerly known as <b>M.F. Partnership</b> and <b>M.F. Partnership Ltd.</b>) 111 Arden Place Greensboro, NC 27403</p>	<p><b>Reams Road SS, LLC</b> a North Carolina limited liability company 1008 Oak Creek Road Raleigh, NC 27615-2248</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 Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "**Property**"):

Submitted electronically by Hervey and Hervey in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

The Property was acquired by Grantor under its prior names, M.F. Partnership Ltd. and M.F. Partnership by instruments recorded in Book 417, Page 17, Book 417, Page 19, Book 459, Page 368 and Book 459, Page 373 all Orange County Registry. Prior to January 29, 1996, Grantor's name was changed to M.F. Limited Partnership of Hillsborough. See also, Certificate of Limited Partnership filed in [Corporation] Book 4, Page 282, Orange County Register of Deeds (Instrument 19811221000085950), Certificate of Domestic Limited Partnership filed January 29, 1996 with the Office of the Secretary of State of North Carolina, and Amendment to Certificate of Domestic Limited Partnership filed June 10, 2016 with the Office of the Secretary of State of North Carolina, a copy of which is attached hereto as **Exhibit B** (Secretary of State entity ID# 0960075).

The Property does not include the primary residence of Grantor.

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

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title to the Property is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the Property against the lawful claims of all persons whomsoever, other than the following exceptions:


1. Taxes for the calendar year of 2016 and subsequent years;
2. Zoning ordinances affecting the Property;
3. Rights of tenants under unrecorded leases;
4. Other matters of record affecting the Property (but excluding encumbrances that may be satisfied by the payment of a fixed sum of money such as deeds of trust, mortgages or statutory liens).

*[The remainder of this page is intentionally left blank.]*



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

**M.F. Limited Partnership of Hillsborough**  
a North Carolina limited partnership

By:   
Harry S. Falk, General Partner

STATE OF NORTH CAROLINA

COUNTY OF Wake

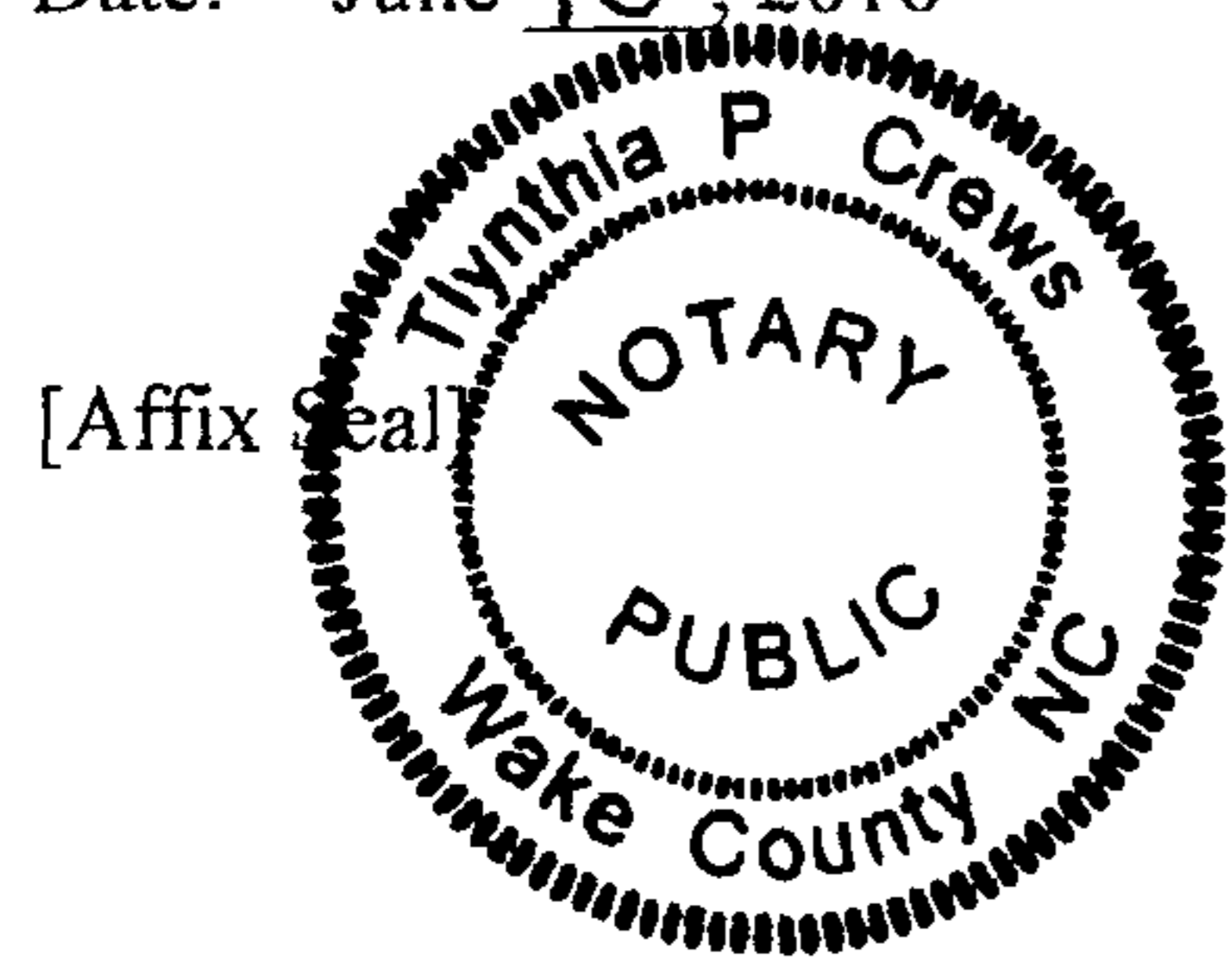
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Harry S. Falk, as General Partner of M.F. Limited Partnership of Hillsborough.**

Date: June 10, 2016

Signature of Notary Public: 

Printed/Typed Name of Notary: Tynthia P. Crews

My Commission Expires: 2-18-2020



#980395

**Exhibit A**

**Legal Description**

BEGINNING at a control corner in the northwestern margin of the right of way of Orange Grove Road (State Road 1006), the eastern corner of property now or formerly owned by Bleker Honeycutt, as shown on the plat recorded at Plat Book 40, Page 86, thence with the northwestern margin of Orange Grove Road North 52° 36' 59" East 519.72 feet to an existing iron pin in the northwestern margin of the right of way of Orange Grove Road, the southern corner of property now or formerly owned by Nancy Beard as described in the deed recorded at Book 282, Page 1029; thence with Beard's line North 35° 58' 10" West 603.09 feet to an iron pin set in the southern margin of the right of way of Interstate Highway 85; thence with the southern margin of the right of way of Interstate Highway 85 South 89° 55' 22" West 220.20 feet to a North Carolina Department of Transportation right of way monument; thence further with the southern margin of the right of way of Interstate Highway 85 South 82° 46' 31" West 285.67 feet to an iron pin, a common corner with Fred S. Cates; thence with Cates' line South 32° 06' 42" East 260.08 feet to an existing iron pin; thence further with Cates' line South 89° 09' 17" West 220.98 feet to an existing iron pin; thence further with Cates' line South 11° 33' 14" East 461.04 feet to an iron pin set in Honeycutt's northwestern line; thence with Honeycutt North 59° 55' 29" East 292.08 feet to an existing iron pin; thence further with Honeycutt's line South 37° 24' 49" East 300.33 feet to the point of BEGINNING, containing 10.77 acres, more or less.

TOGETHER with a permanent easement for vehicular and pedestrian ingress, egress and regress and maintenance of parking areas in the following described areas:

BEGINNING at the northwestern corner of Lot 1 of Cates Farm-Revised as shown on the plat by that title recorded at Plat Book 40, Page 86, Orange County Registry, thence with the northern line of said Lot 1 North 89° 09' 17" East 186.22 feet to a point; thence North 36° 15' 30" West 12.32 feet to a point; thence along a curve to the left having a radius of 66.71 feet and an arc length of 71.33 feet, a chord bearing and distance of North 66° 53' 22" West 67.98 feet to a point; thence South 89° 02' 32" West 127.02 feet to a point; thence South 12° 09' 22" West 44.95 feet to a point; thence South 70° 57' 22" East 24.42 feet to a point in the western line of said Lot 1; thence with the western line of said Lot 1 North 11° 33' 14" West 14.98 feet to the point of BEGINNING.

For further reference of the above described easement, see Deed of Easement recorded in Book 1432, Page 349 and Supplemental Deed of Easement recorded in Book 1441, Page 512.

**SAVE AND EXCEPT** from the above described property that certain tract or parcel of land as conveyed in that certain Substitute Trustee's Deed as recorded in Book 5041, Page 72 of the Orange County Registry and being more particularly described as follows:

#980395



**Exhibit B**

**Amendment to Certificate of Domestic Limited Partnership**

SOSID: 0960075 Date Filed: 6/17/2016 12:22:00 PM Elaine F. Marshall North Carolina Secretary of State C2016 162 00634
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State of North Carolina  
 Department of the Secretary of State  
**Amendment to Certificate of Domestic Limited Partnership**

<b>A. Return Acknowledgment to:</b> Name: Steven L Reinhard Mailing Address: PO Box 33350 Raleigh, NC 27636	<b>Office Use Only</b>
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Read Instructions on reverse before beginning. Attach additional pages as needed.

No. pages 0  
attached:

<b>B. Name of limited partnership (must contain words "limited partnership"): M.F. Limited Partnership of Hillsborough</b>			
<b>C. Date of original filing with Secretary of State: January 29, 1996</b>		<b>D. File number originally assigned by Secretary of State: 000960075</b>	
<b>E. Change or amend as follows (complete all applicable sections)</b>			
1. Name of limited partnership changed to:			
2. Name of registered agent changed to:			
3. Address of registered office changed to:		City:	NC Zip: County:
Street/Number:			
4. Address of office where records are kept changed to:		City:	NC Zip: County:
Street/Number:			
5. Address of following general partner(s) changed to:		6. Following general partner(s) added:	
Name:		Name:	Henry S. Falk
Street/Number:		Street/Number:	111 Arden Place
City/State/Zip:		City/State/Zip:	Greensboro, NC 27403
County:		County:	Guilford
Change Date:		Add Date:	October 18, 1996
7. Following general partners withdrawn:		8. <b>CONCORDATION OF BUSINESS.</b> After an event of withdrawal, the limited partnership intends to continue business pursuant to N.C. Gen. Statute §59-801.	
Name:		1/1/2050	
Street/Number:		9. Dissolution date changed to:	
City/State/Zip:		10. Other information: The name of this entity, prior to the filing of the original certificate of limited partnership with the NC Sec. of State was "M.F. Partnership Ltd."	
County:			
Withdrawal Date:			

**F. The signatures of the following general partners constitute affirmations under the penalties of perjury that the facts herein are true.**

\_\_\_\_\_  
 (Print or type the name of EACH general partner who signs this document)

1. If the general partner is an individual, complete this section.			Date:
a. Name: Michael A. Falk	Signature:		6/16/16
b. Name: Henry S. Falk	Signature:		6.10.16
c. Name:	Signature:		
2. If the general partner is a corporation or other entity, complete this section.			Date:
a. Name of corporation or other entity:	Name of officer signing:		
Title of officer signing:	Signature:		
b. Name of corporation or other entity:	Name of officer signing:		
Title of officer signing:	Signature:		
c. Name of corporation or other entity:	Name of officer signing:		
Title of officer signing:	Signature:		

NOTES: Filing fee is \$25.00.  
 (Revised January 2000)  
 CORPORATION'S DIVISION

P. O. BOX 29622

Form LP-01  
 RALEIGH, NC 27626-0622

