

EP
MK



20180809000151910 DEED
Bk:RB6505 Pg:453
08/09/2018 09:45:38 AM 1/9

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$25400.00

MK

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 25,400.00

Parcel Identifier: 9874 02 3209

Verified by: _____ on the _____ day of _____, 2018
Escrow 9874 02 3476

AB

Mail after recording to:
Cole Schotz P.C.

Court Plaza North, 25 Main Street, Hackensack, NJ 07601, Attention: Christopher J. Caslin, Esq.

This instrument was prepared by:

Daniel Visalli (no title examination performed by preparer)

Brief Description for the Index: 267 South Churton Street, Hillsborough, NC 27278

860762 NC 2

This DEED, made this 26 day of July, 2018, by and between:

GRANTOR	GRANTEE
CPI HILLSBOROUGH I LLC , a North Carolina limited liability company, as to a 10.40% undivided tenancy-in-common interest,	CPIMF1 DUHINC LLC , a North Carolina limited liability company, having a mailing address at 195 North Street, Suite 100, Teterboro, New Jersey 07608
CPI HILLSBOROUGH II LLC , a North Carolina limited liability company, as to a 70.13% undivided tenancy-in-common interest	
CPI HILLSBOROUGH III LLC , a North Carolina limited liability company, as to a 19.47% undivided tenancy-in-common interest,	
each having a mailing address at 195 North Street, Suite 100, Teterboro, New Jersey 07608	

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.

Submitted electronically by "First American Title Insurance Company - Charlotte NCS" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.



WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is 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 the Town of Hillsborough, Orange County, North Carolina, and more particularly described as follows:

See attached Exhibit A for legal description.

This property bears the street address 267 S. Churton Street, Hillsborough NC 27278.

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

The property hereinabove described was acquired by Grantor by instrument(s) recorded on April 28, 2014, in Book RB5780, Page 376, Orange County Registry.

A map showing the above-described property is recorded in Plat Book 110, Page 38, Orange County Registry.

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

And Grantor covenants with Grantee that 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, under or through Grantor, other than the following exceptions:

See attached **Exhibit B**.

(SIGNATURE PAGE FOLLOWS)




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

GRANTOR:

CPI HILLSBOROUGH I LLC,
a North Carolina limited liability company
By SPC Associates, L.L.C., its Manager

By: 
Name: Peter O. Hanson
Title: Manager

CPI HILLSBOROUGH II LLC,
a North Carolina limited liability company

By: _____
Name: Jeffrey Goldstern
Title: Manager

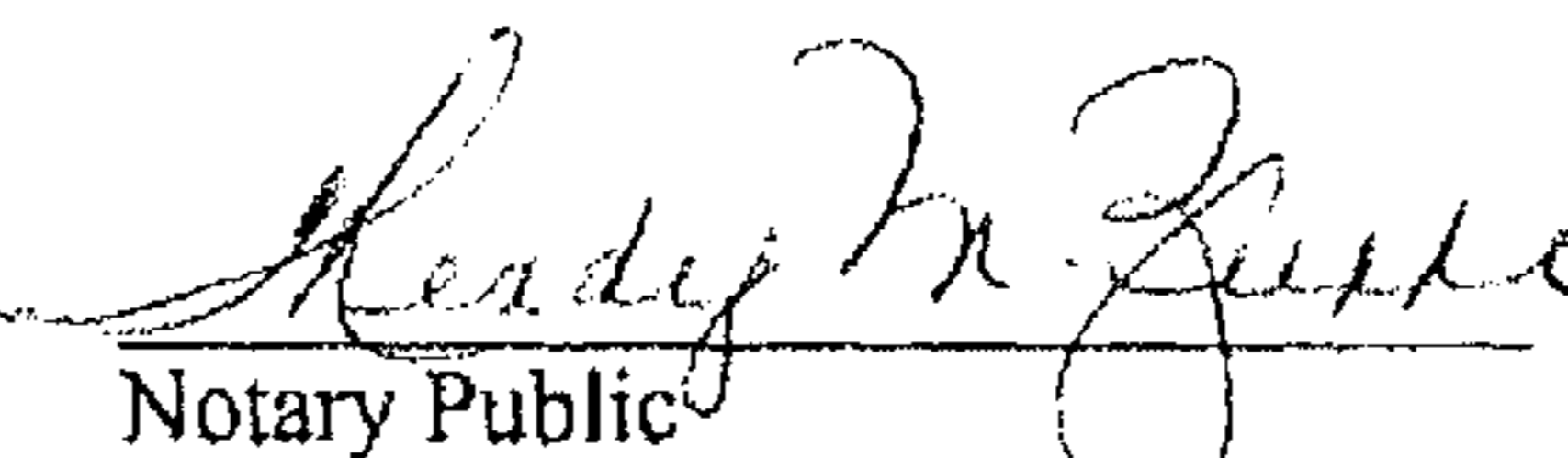
CPI HILLSBOROUGH III LLC,
a North Carolina limited liability company

By: _____
Name: Jeffrey Goldstern
Title: Manager

STATE OF NEW JERSEY)ss
COUNTY OF BERGEN)

I certify that the following person personally appeared before me this 26th day of July, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: Peter O. Hanson as Manager of SPC Associates, L.L.C., manager of CPI HILLSBOROUGH I LLC, a North Carolina limited liability company.

My Commission Expires: September 28, 2020


Notary Public

WENDY M. ZUPPA
A Notary Public of New Jersey
My Commission Expires September 28, 2020

STATE OF NEW JERSEY)ss
COUNTY OF BERGEN)

I certify that the following person personally appeared before me this _____ day of _____, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: Peter O. Hanson as Manager of SPC Associates, L.L.C., Manager of CPI HILLSBOROUGH II LLC, a North Carolina limited liability company.

My Commission Expires: _____

Notary Public



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

GRANTOR:

CPI HILLSBOROUGH I LLC,
a North Carolina limited liability company

By: [Signature]
Name:
Title:

CPI HILLSBOROUGH II LLC,
a North Carolina limited liability company

By: [Signature]
Name: Jeffrey Goldstein
Title: Managing Member

CPI HILLSBOROUGH III LLC,
a North Carolina limited liability company

By: [Signature]
Name: Jeffrey Goldstein
Title: Managing Member

STATE OF NEW JERSEY)ss
COUNTY OF BERGEN)

I certify that the following person personally appeared before me this _____ day of _____, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: _____ as _____ of CPI HILLSBOROUGH I LLC, a North Carolina limited liability company.

Notary Public

My Commission Expires: _____

STATE OF NEW JERSEY)ss
COUNTY OF BERGEN)

I certify that the following person personally appeared before me this 13 day of July, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein: Jeffrey Goldstein as Managing member of CPI HILLSBOROUGH II LLC, a North Carolina limited liability company.

[Signature]
Notary Public

My Commission Expires: 11/10/19

EVIN FELICIANO
NOTARY PUBLIC OF NEW JERSEY
ID # 2450788
My Commission Expires 11/10/2019



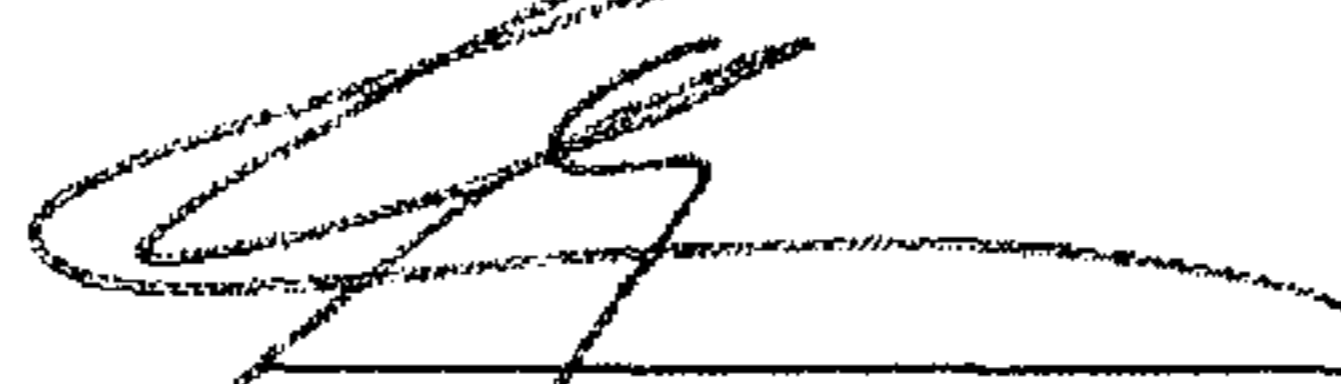


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STATE OF NEW JERSEY)ss
COUNTY OF BERGEN)

I certify that the following person personally appeared before me this 13th day of July, 2018, acknowledging to me that he/she signed the foregoing instrument for the purpose stated therein:

Jeffrey as Managing of CPI HILLSBOROUGH III LLC, a North Carolina limited liability company. Goldstein member



Notary Public

My Commission Expires: 11/10/19

EVIN FELICIANO
NOTARY PUBLIC OF NEW JERSEY
ID # 2450788
My Commission Expires 11/10/2019



EXHIBIT A



Legal Description

PARCEL 1

THAT CERTAIN PROPERTY LOCATED IN THE COUNTY OF ORANGE, STATE OF NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY LOCATED ON THE EAST SIDE OF SOUTH CHURTON STREET (AKA OLD STATE HIGHWAY 86). TO REACH THE POINT OF BEGINNING RUN FROM THE INTERSECTION OF SOUTH CHURTON STREET AND ORANGE GROVE ROAD SOUTH 11°32'19" WEST 249.0' TO THE NORTHWEST CORNER OF LOT "A" REV. AS SHOWN ON PLAT BOOK 110, PAGE 38 AND CONTINUE ALONG THE EAST SIDE OF SOUTH CHURTON STREET SOUTH 18°56'40" WEST 64.95' TO A 5/8 REBAR WITH PLASTIC CAP SET AND SOUTH 20°50'23" WEST 100.62' TO THE MAG NAIL SET IN THE PAVEMENT AT THE SOUTHWEST CORNER OF LOT "A" REV. AS SHOWN ON PLAT BOOK 110, PAGE 38, ORANGE COUNTY REGISTRY. FROM THIS POINT OF BEGINNING RUN WITH THE SOUTH LINE OF LOT "A" REV. SOUTH 81°37'09" EAST 234.95' TO A MAG NAIL SET IN PAVEMENT AND THENCE CONTINUE WITH THE SOUTH LINE OF LOT "A" REV. SOUTH 83°37'52" EAST 395.40' TO A 5/8 REBAR WITH PLASTIC CAP SET; THENCE SOUTH 11°33'41" EAST 41.51' TO A 5/8 REBAR WITH PLASTIC CAP SET; THENCE SOUTH 14°55'37" EAST 152.31' TO A 5/8 REBAR WITH PLASTIC CAP SET; THENCE WITH THE NORTH LINE OF PROPERTY BELONGING NOW OR FORMERLY TO BOONE SQUARE, INC. NORTH 83°47'01" WEST 749.55' TO AN IRON ROD; THENCE WITH THE EAST RIGHT OF WAY OF SOUTH CHURTON STREET NORTH 20°56'52" EAST 66.18' TO A 5/8 REBAR WITH PLASTIC CAP SET, AND NORTH 22°02'52" EAST 19.76' TO A 5/8 REBAR WITH PLASTIC CAP SET, AND NORTH 21°29'52" EAST 100.53' TO A 5/8 REBAR WITH PLASTIC CAP SET, AND NORTH 20°50'23" EAST 11.87' TO THE POINT OF BEGINNING.

THIS DESCRIBES ALL OF LOT "B" REV. WITH AN AREA OF 126,822 SQ. FT. OR 2.91 ACRES AS SHOWN ON RECOMBINATION PLAT LACEFIELD PROPERTIES, LLC AND LACEFIELD-MCGHEE, LLC, BY PHILIP POST & ASSOCIATES, JOHN A. WOODCOCK, P.L.S., DATED 5/15/12, RECORDED IN PLAT BOOK 110, PAGE 38, ORANGE COUNTY REGISTRY, TO WHICH REFERENCE IS MADE.

PARCEL 2

TOGETHER WITH THAT PRIVATE SEWER LINE EASEMENT AS SHOWN IN THAT DOCUMENT RECORDED IN BOOK 5352, PAGE 474, ORANGE COUNTY REGISTRY.

PARCEL 3

TOGETHER WITH THAT DECLARATION OF EASEMENT FOR JOINT DRIVEWAY RECORDED IN BOOK 5352, PAGE 471, ORANGE COUNTY REGISTRY.



PARCEL 4

TOGETHER WITH THAT ACCESS DRIVEWAY AS SHOWN ON PLAT BOOK 108, PAGE 102, ORANGE COUNTY REGISTRY.

PARCEL 5

TOGETHER WITH THAT STORMWATER CONTROL STRUCTURE ACCESS AND MAINTENANCE EASEMENT AND AGREEMENT RECORDED IN BOOK 5352, PAGE 479, ORANGE COUNTY REGISTRY, AS CORRECTED IN AFFIDAVIT RECORDED IN BOOK 5354, PAGE 72, ORANGE COUNTY REGISTRY, AND BIO-RETENTION/STORMWATER EASEMENT AS SHOWN ON PLAT BOOK 108, PAGE 102, ORANGE COUNTY REGISTRY.

PARCEL 6

TOGETHER WITH THAT DECLARATION OF CROSS ACCESS EASEMENT, RECORDED IN BOOK 5352, PAGE 476, ORANGE COUNTY REGISTRY.

For Information Only:

267 Churton Street
Hillsborough, NC 27278

Parcel: 9874023209



EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year 2018, which are a lien, but not yet due and payable, and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Plat Book 16, Page 146; Plat Book 108, Page 102; and Plat Book 110, Page 38, Orange County Registry.
3. Right(s) of way to State Highway and Public Works Commission recorded in Book 167, Page 522; and Book 194, Page 923, Orange County Registry.
4. Easement to Southern Power Company recorded in Book 63, Page 290, Orange County Registry.
5. Right(s) of way to Duke Energy Carolinas, LLC recorded in Book 5185, Page 492, Orange County Registry.
6. Terms and provisions of that certain unrecorded Lease executed by Lacefield-McGhee, LLC to Duke University Health System, Inc. dated October 11, 2011, as evidenced by a Memorandum of which is recorded in Book 5241, Page 409, Orange County Registry. As affected by that Subordination, Non-Disturbance and Attornment Agreement recorded in Book 5829, Page 567, Orange County Registry. As affected by that Subordination, Non-Disturbance and Attornment Agreement recorded in Book 6234, Page 118, Orange County Registry.
7. Terms and provisions of that certain unrecorded Lease executed by Lacefield-McGhee, LLC to Private Diagnostic Clinic, PLLC dated October 11, 2011, as evidenced by a Memorandum of which is recorded in Book 5241, Page 414, Orange County Registry. As affected by that Subordination, Non-Disturbance and Attornment Agreement recorded in Book 5829, Page 579, Orange County Registry.
8. Bio Retention BMP (Best Management Practice) Operation and Maintenance Agreement by and between Lacefield Properties, LLC, Lacefield-McGhee, LLC and Town of Hillsborough, as affected by Stormwater Control Structure Access and Maintenance Agreement, recorded in Book 5353, Page 289 and Book 5352, Page 479 and corrected in Affidavit recorded in Book 5354, Page 72, Orange County Registry.
9. Declaration of Cross Access Easement recorded in Book 5352, Page 476, Orange County Registry.
10. Private Sewer Line Easement Recorded in Book 5352, Page 474, Orange County Registry.
11. Declaration of Easement for Joint Driveway recorded in Book 5352, Page 471, Orange County Registry.



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12. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by S.D. Puckett & Associates P.C. on November 29, 2016, last revised December 01, 2016, designated Job Number N/A: (A) Concrete sidewalk crosses the west property line onto the subject property by a maximum distance of 0.2 feet; (B) Canopy on the north crosses into an easement noted in Plat Book 108, Page 146 by an undisclosed distance; (C) Sign located within an easement noted in Plat Book 108, Page 146; (D) Concrete pad leading to dumpster in the subject property's northeast area lies outside variable width access driveway noted in Plat Book 108, Page 146.