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NH



20151028000214510 DEED
Bk:RB6033 Pg:459
10/28/2015 02:25:03 PM 1/7

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$3750.00

(RC)

NH

SPECIAL WARRANTY DEED

After recording, mail to: Grantee:
410 W. Franklin St., Chapel Hill, NC 27516

This instrument prepared by: **ROD O'DONOGHUE, JR., ESQ.**, a NC licensed Attorney
(without title search or opinion, express or implied)

Excise Tax \$ 3,750.00 Tax Account No. _____ PIN: 9788169631.001, *KPC*
002, 003, & 004

Brief Description for Index: Units A, B, C & D, Franklin Suites Condo

ORANGE COUNTY
NORTH CAROLINA

THIS SPECIAL WARRANTY DEED is made this 23 day of October, 2015, by and between:

<u>GRANTOR</u>	<u>GRANTEE</u>
FRANKLIN RETAIL ASSOCIATES, LLC a N.C. limited liability company 312 W. Franklin Street Chapel Hill, NC 27516	KADOURA PROPERTIES, LLC , a N.C. limited liability company 410 W. Franklin Street Chapel Hill, NC 27516

The property is not the primary residence of the Grantor (N.C.G.S. Section 105-317.2).



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, all that certain lot or parcel of land and all improvements thereon (the "Property") situated in the Town of Chapel Hill, Orange County, North Carolina, and more particularly described as follows:

BEING ALL of Units A, B, C and D, in FRANKLIN SUITES CONDOMINIUM as the same is shown on those certain maps and drawings of Franklin Suites Condominium duly recorded in Plat Book 43, Pages 89 to 90, inclusive, in the office of the Register of Deeds of Orange County, N.C. (the "Orange County Registry"), and as further designated and described in the "Declaration of Franklin Suites Condominiums To Unit Ownership Under The Provisions of Chapter 47A of The General Statutes of North Carolina", and any exhibits attached thereto or referred to therein (the "Declaration"), recorded in Deed Book 550, at Page 357, in the Orange County Registry, to which maps and drawings and Declaration reference is hereby made for a more particular description; TOGETHER WITH a 57.55% undivided interest in the Common Areas and Facilities declared in the Declaration to be appurtenant to said Units. The land upon which the Condominium is located is situate in the Town of Chapel Hill, Orange County, North Carolina, and is more fully described in the Declaration.

Grantor does further convey unto Grantee all right, title and interest of whatsoever kind and nature in and to party walls and stairways located in or about the building of which the above-described are a part and arising by virtue of instruments as recorded in Deed Book 122, at Page 492, Deed Book 126, at Page 485, Deed Book 128, Page 526 and Deed Book 150, at Page 169, in the Orange County Registry. Grantor does hereby specifically grant and convey unto Grantee any and all party wall easements and/or stairway easements in the structures located on the above-described property, as now owned by the Grantor.

The Property described in this Deed is all the real property interest acquired by Grantor by deed recorded in Book 5280, Page 385 and Book 753, Page 130, in the Orange County Registry.

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

And the Grantor covenants with the 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, except for the following exceptions:

1. Ad valorem property taxes for years subsequent to calendar year 2015.
2. Declaration of Franklin Suites Condominiums To Unit Ownership Under The Provisions of Chapter 47A of The General Statutes of North Carolina", and any exhibits attached thereto or referred to therein (the "Declaration"), recorded in Deed Book 550, at Page 357, in the Orange County Registry.



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3. Rights of others in and to party walls and stairways located in or about the building on the above-described property and arising by virtue of instruments as recorded in Deed Book 122, at Page 492, Deed Book 126, at Page 485, Deed Book 128, Page 526 and Deed Book 150, at Page 169, in the Orange County Registry.
4. All matters shown or referenced on maps and drawings of Franklin Suites Condominium recorded in Plat Book 43, Pages 89 to 90, inclusive, in the Orange County Registry.
5. Rights of tenant (s) in possession under unrecorded leases.
6. Currently existing easements and rights-of-way for roads, streets, highways and alleys adjacent to and bordering the Property.
7. Easements, rights-of-way, restrictions and covenants of record affecting the Property including, without limitation, those set forth in deed recorded in Book 753, Page 130, in the Orange County Registry.
8. Public utility service easements and rights-of-way in customary form and easements as shown on the Survey and/or any recorded plats of the Property including, without limitation, easements recorded in Book 5493, Page 500 and Book 5502, Page 538, in the Orange County Registry

As used in this Deed, the terms "Grantor" and Grantee" include said parties and their respective heirs, successors and assigns, and include the singular, plural, masculine, feminine or neutral as indicated by context.

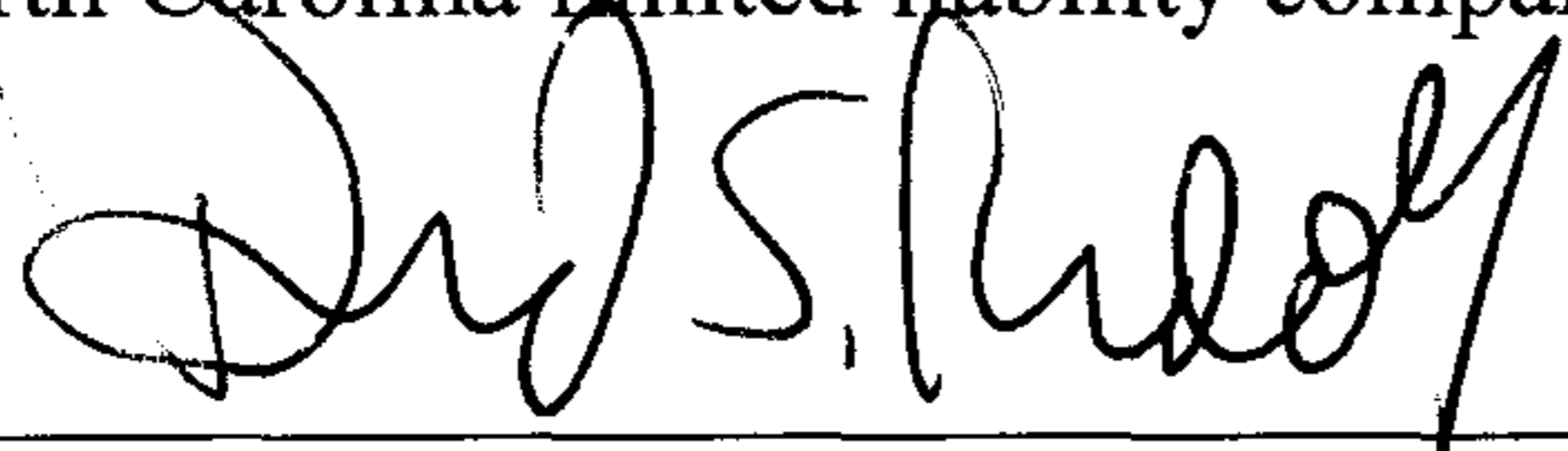
[Signatures and Notary Acknowledgement are on the following pages.]



IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered by its duly authorized Member Managers and Economic Interest Holders as a sealed instrument, adopting as its seal the word "SEAL" appearing at the end of Grantor's name and/or signature line, as of the day and year first above written.

FRANKLIN RETAIL ASSOCIATES, LLC, (SEAL)

A North Carolina limited liability company

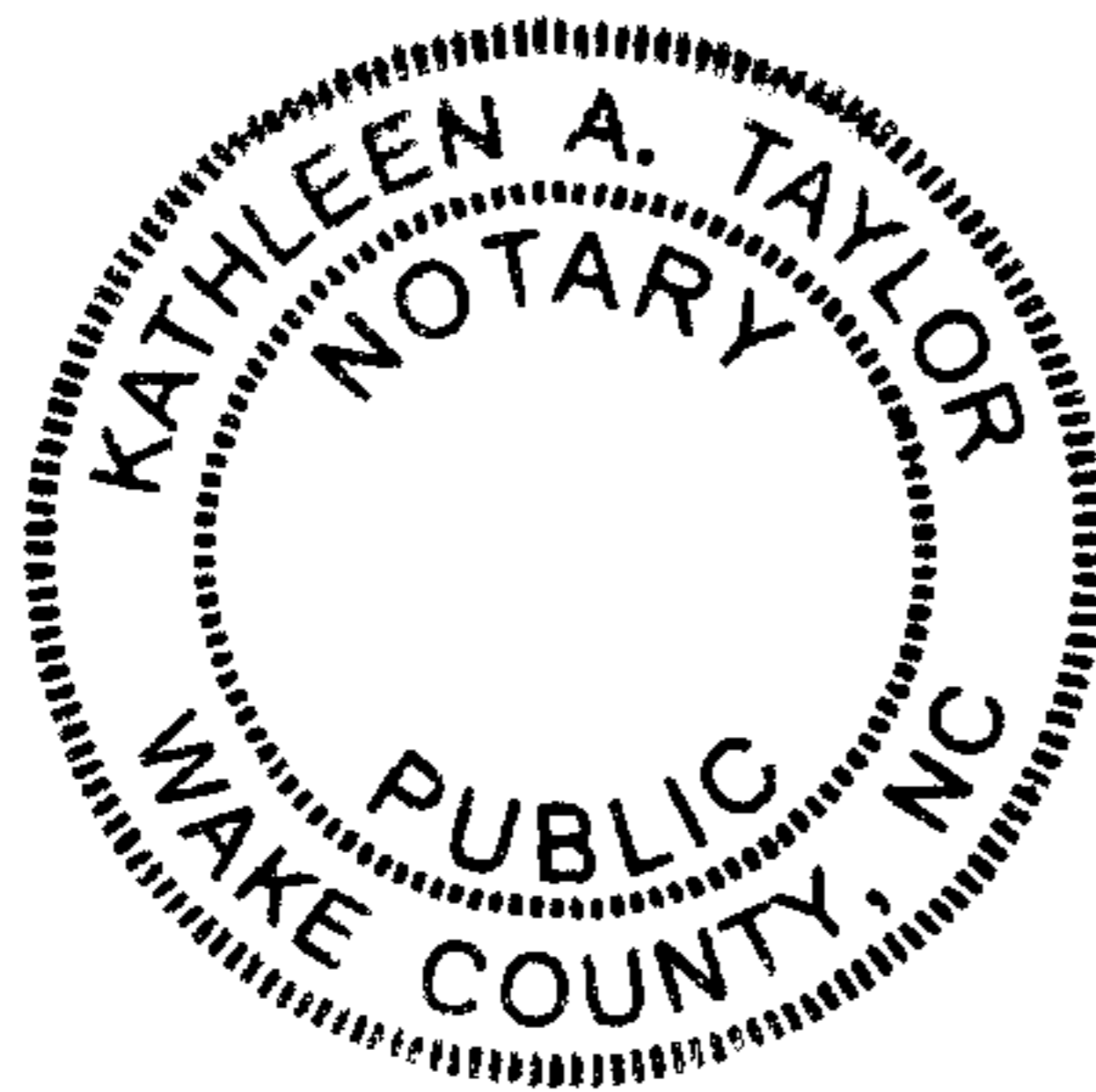
By:  (SEAL)
David S. Rudolf, Member Manager

STATE OF NORTH CAROLINA

COUNTY OF Orange

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **David S. Rudolf**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument by him as Member Manager of **FRANKLIN RETAIL ASSOCIATES, LLC**, a North Carolina limited liability company, for the purposes stated therein.

WITNESS my hand and official seal, this the 23rd day of October, 2015.




Notary Public

Kathleen A. Taylor
Printed Name of Notary Public

My commission expires June 27, 2017

[Note: Notary Public must sign exactly as on notary seal]

[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

[Signatures and Notary Acknowledgements continue on the following pages.]

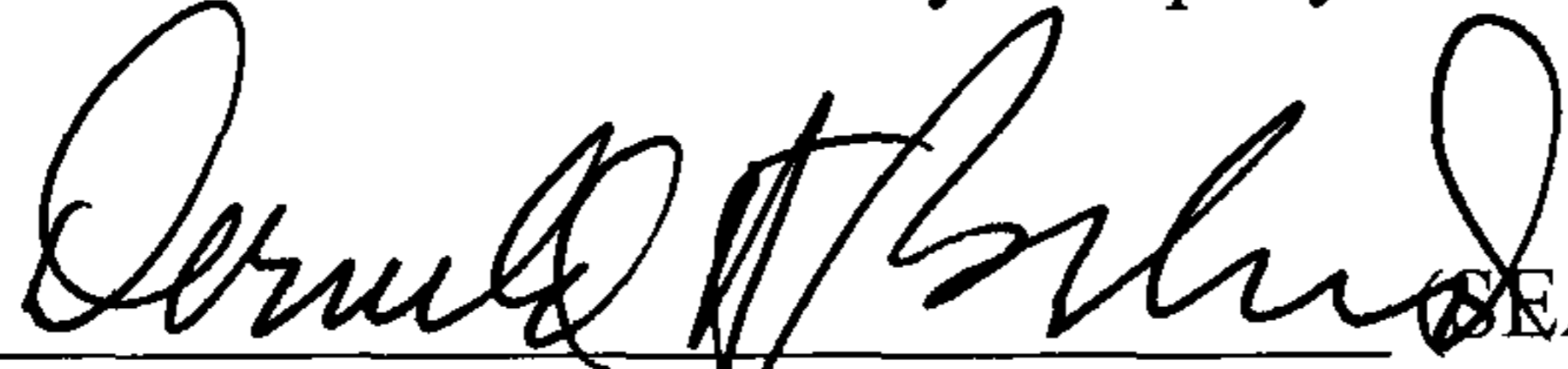


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IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered by its duly authorized Member Managers and Economic Interest Holders as a sealed instrument, adopting as its seal the word "SEAL" appearing at the end of Grantor's name and/or signature line, as of the day and year first above written.

FRANKLIN RETAIL ASSOCIATES, LLC, (SEAL)

A North Carolina limited liability company

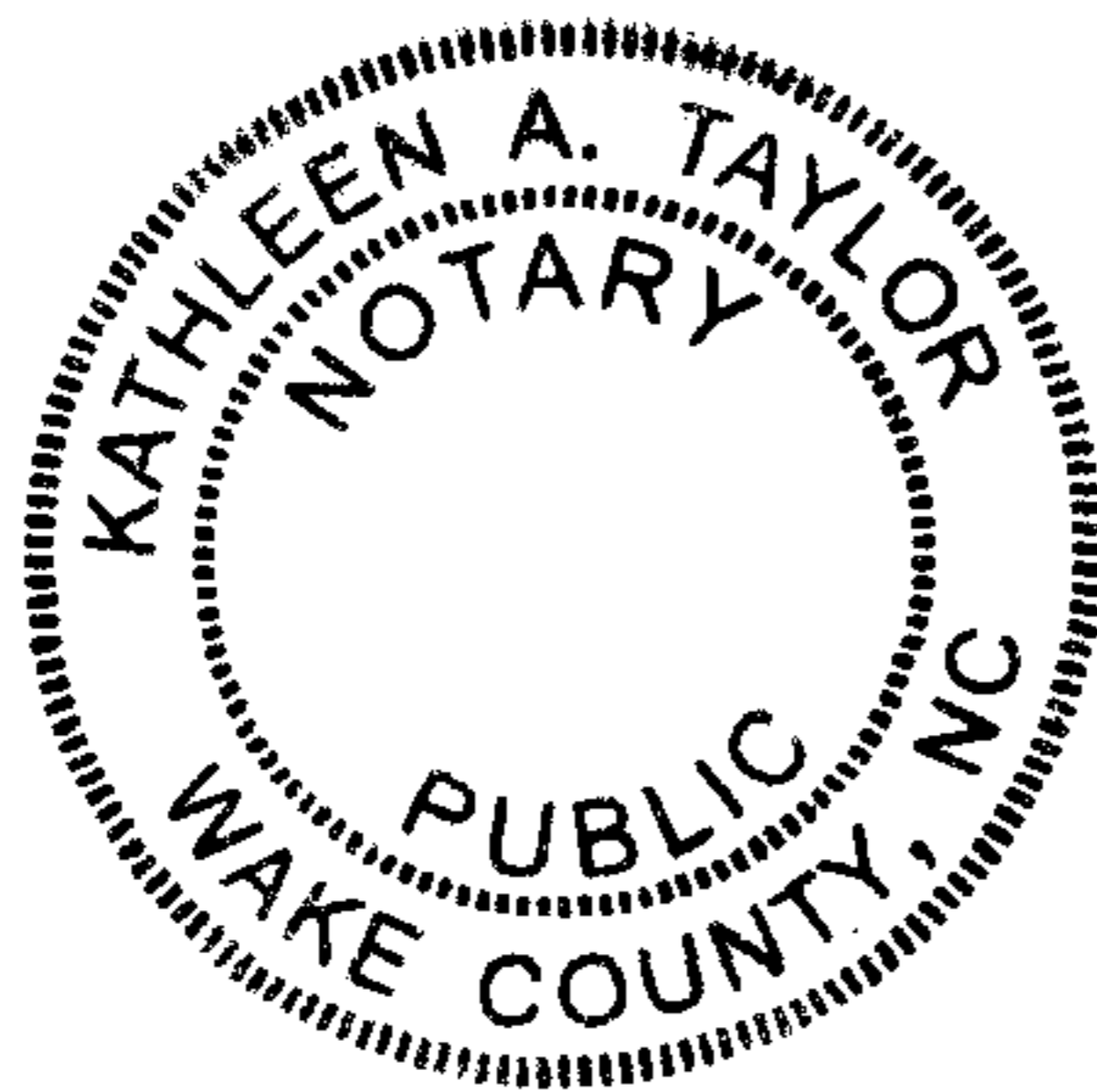
By:  (SEAL)
Donald H. Beskind, Member Manager

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Donald H. Beskind**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument by him as Member Manager of **FRANKLIN RETAIL ASSOCIATES, LLC**, a North Carolina limited liability company, for the purposes stated therein.

WITNESS my hand and official seal, this the 26th day of October, 2015.




Notary Public

Kathleen A. Taylor
Printed Name of Notary Public

My commission expires June 27, 2017

[Note: Notary Public must sign exactly as on notary seal]

☞ [NOTARY SEAL] (MUST BE FULLY LEGIBLE)

[Signatures and Notary Acknowledgements continue on the following page.]



IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered by its duly authorized Member Managers and Economic Interest Holders as a sealed instrument, adopting as its seal the word "SEAL" appearing at the end of Grantor's name and/or signature line, as of the day and year first above written.

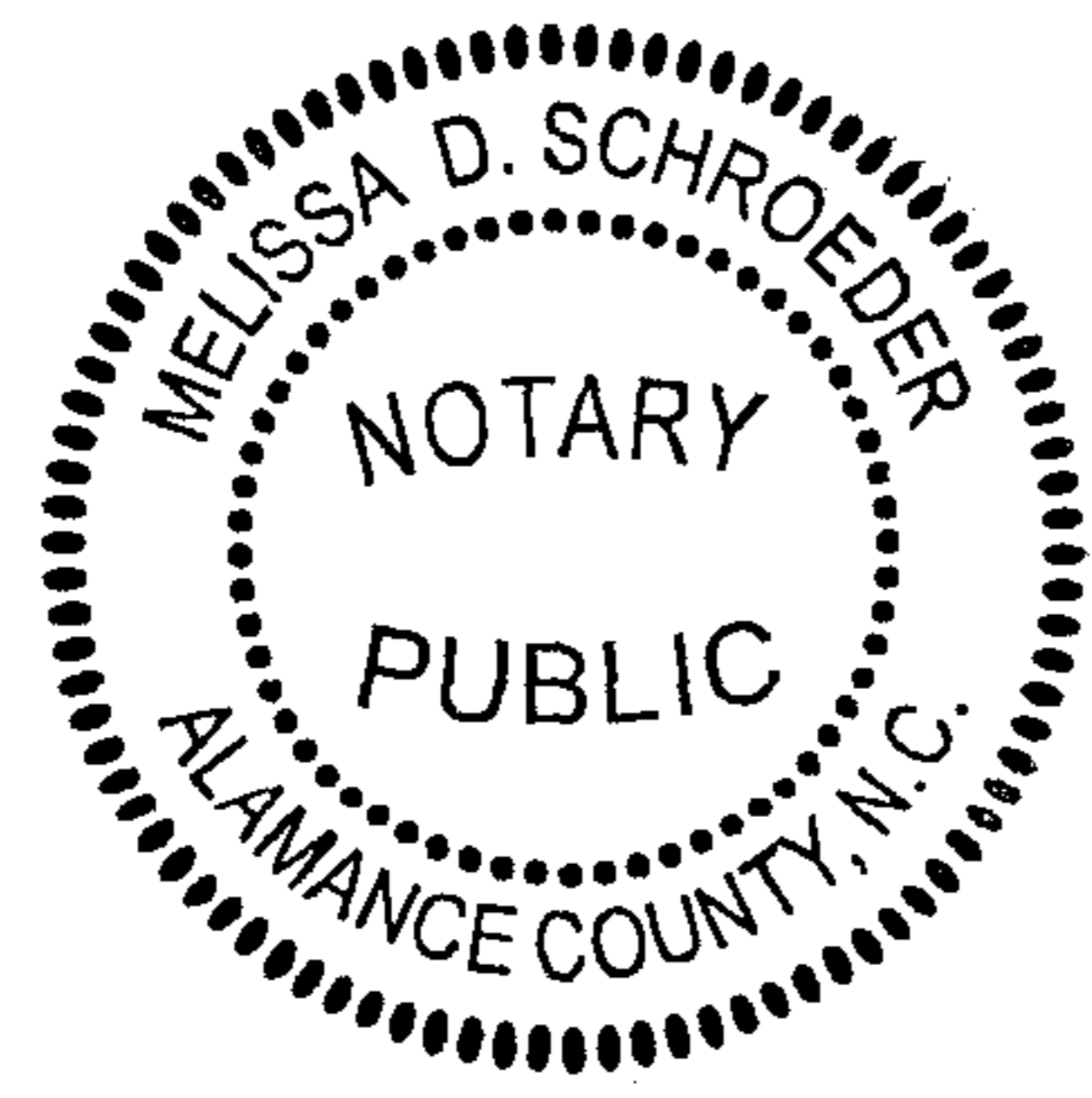
FRANKLIN RETAIL ASSOCIATES, LLC, (SEAL)
A North Carolina limited liability company

By: Melanie Roskin (SEAL)
Melanie Roskin, Economic Interest Holder

STATE OF NORTH CAROLINA
COUNTY OF Alamance

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Melanie Roskin**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument by her as Economic Interest Holder of **FRANKLIN RETAIL ASSOCIATES, LLC**, a North Carolina limited liability company, for the purpose stated therein.

WITNESS my hand and official seal, this the 23 day of October, 2015.

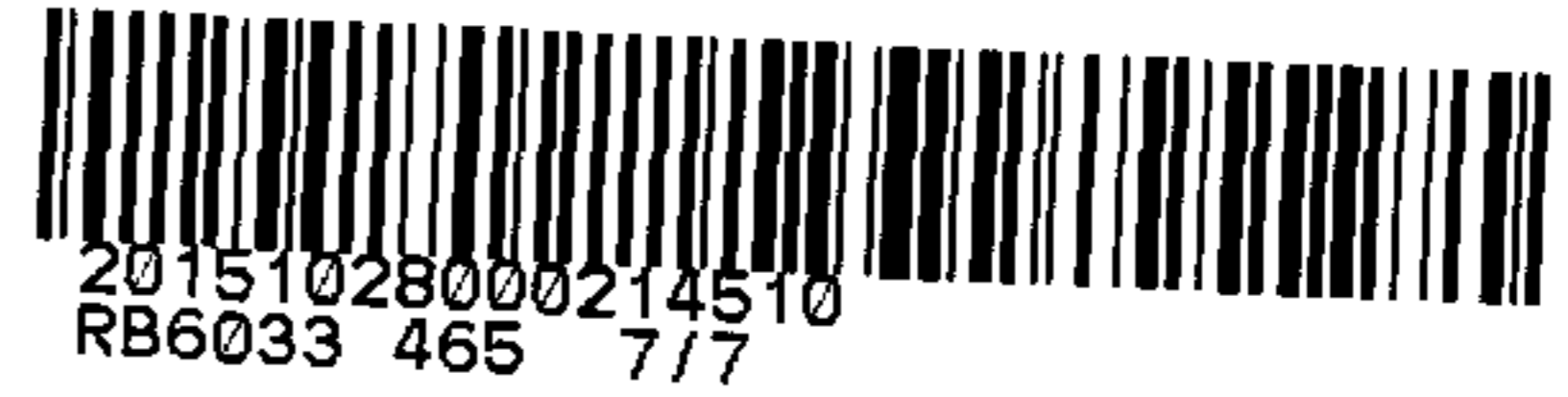


Melissa D. Schroeder
Notary Public
Melissa D. Schroeder
Printed Name of Notary Public
My commission expires 8-18-19

[Note: Notary Public must sign exactly as on notary seal]

[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

[Signatures and Notary Acknowledgements continue on the following pages.]



IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered by its duly authorized Member Managers and Economic Interest Holders as a sealed instrument, adopting as its seal the word "SEAL" appearing at the end of Grantor's name and/or signature line, as of the day and year first above written.

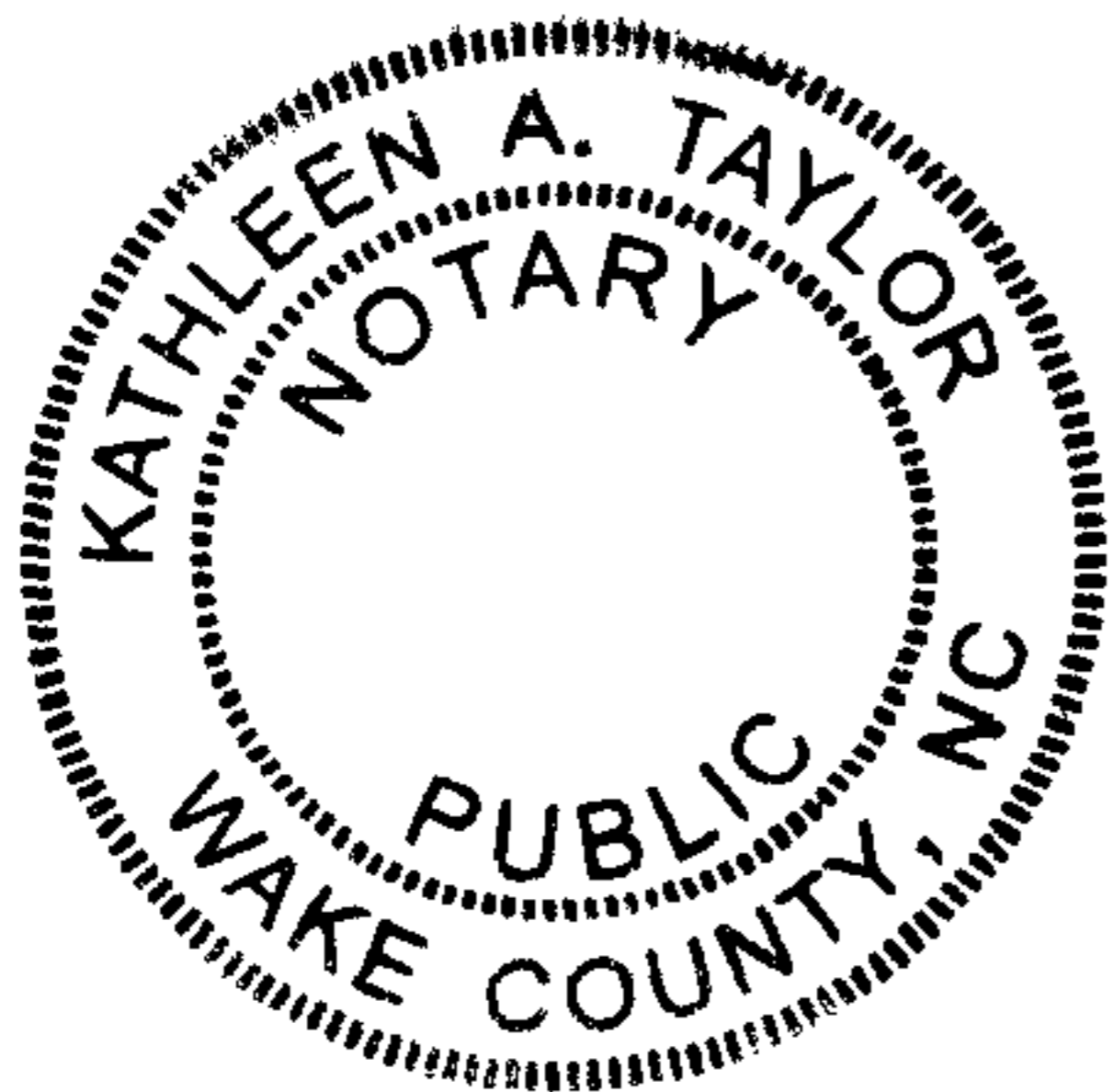
FRANKLIN RETAIL ASSOCIATES, LLC, (SEAL)
A North Carolina limited liability company

By: *Wendy Anne Robineau* (SEAL)
Wendy Anne Robineau, Economic Interest Holder

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **Wendy Anne Robineau**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument by her as Economic Interest Holder of **FRANKLIN RETAIL ASSOCIATES, LLC**, a North Carolina limited liability company, for the purpose stated therein.

WITNESS my hand and official seal, this the 26th day of October, 2015.



Kathleen A. Taylor
Notary Public

Kathleen A. Taylor
Printed Name of Notary Public

My commission expires June 27, 2017

[Note: Notary Public must sign exactly as on notary seal]

[NOTARY SEAL] (MUST BE FULLY LEGIBLE)