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Prepared by:
Patrick R. Johnson
Brooks, Pierce, McLendon,
Humphrey & Leonard, LLP (PRJ)
230 North Elm St., Suite 2000
Greensboro, NC 27401

20180411000063920 DEED
Bk:RB6448 Pg:58
04/11/2018 04:31:53 PM 1/8

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$3375.00

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Excise Tax: \$3,375.00

Parcel ID: 9788-24-4615 *LRB*

NORTH CAROLINA

ORANGE COUNTY

SPECIAL WARRANTY DEED

*Title Not Examined by

Preparer

THIS SPECIAL WARRANTY DEED, made this 11th day of April, 2018, by and between **KP Spinout, LLC, a North Carolina limited liability company** (herein referred to as "Grantor"), whose address is 721 Mt. Carmel Church Road, Chapel Hill, NC 27517; and **North Street Properties, LLC, a North Carolina limited liability company**, (herein referred to as "Grantee"), whose address is 705 Gimghoul Rd., Chapel Hill, NC 27514. 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. *The Preparer makes no warranty as to the state of title to the real property conveyed herein.

WITNESSETH:

Grantor, for valuable consideration paid to it by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee in fee simple all of its right, title and interest in and to that certain real estate situated in Orange County, North Carolina, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

369105

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



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

Grantor covenants with Grantee that it has done nothing to impair the title to the Property as it received and that it will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through it, except for claims related to or arising from the following exceptions: See attached **Exhibit B** attached hereto and incorporated herein by specific reference.

Notwithstanding anything contained in this Special Warranty Deed to the contrary, the Property is conveyed in its **“AS IS, WHERE IS AND WITH ALL FAULTS”** condition. Grantor does not make any representation or warranty relating to any physical, environmental, health or safety conditions, existing in, on, at or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

Grantor, pursuant to N.C.G.S. Section 105-317.2, hereby certifies that the Property does not include its primary residence.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be signed by its duly authorized representative.

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[Signature Page Follows]



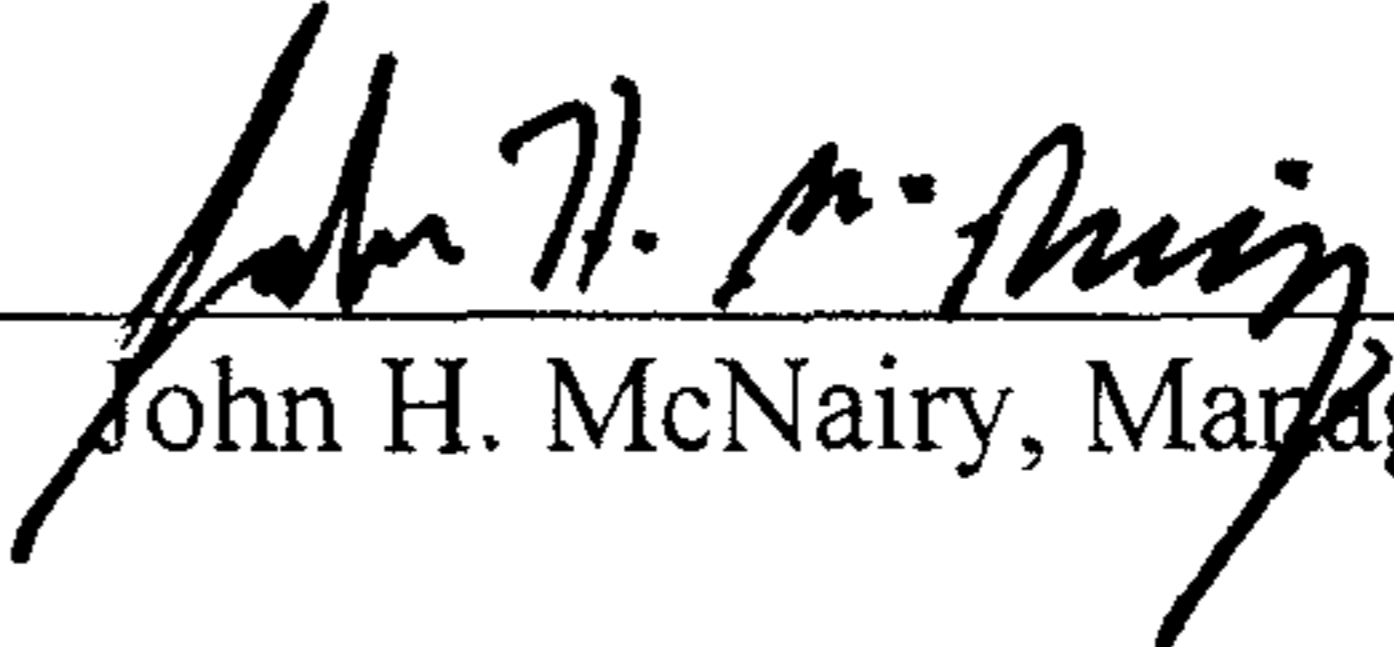
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be signed by its duly authorized representative.

GRANTOR:

KP Spinout, LLC,
a North Carolina limited liability company

By: True Blue Ventures, LLC,
a North Carolina limited liability company,
its sole member and manager

By: Socratic Partners, LLC,
a North Carolina limited liability company,
its member and manager

By: 
John H. McNairy, Manager

By: Kairys Holding Company, LLC
a North Carolina limited liability company,
its member and manager

By: _____
Theodore Kairys, Manager

[Notary Acknowledgements on Following Pages]

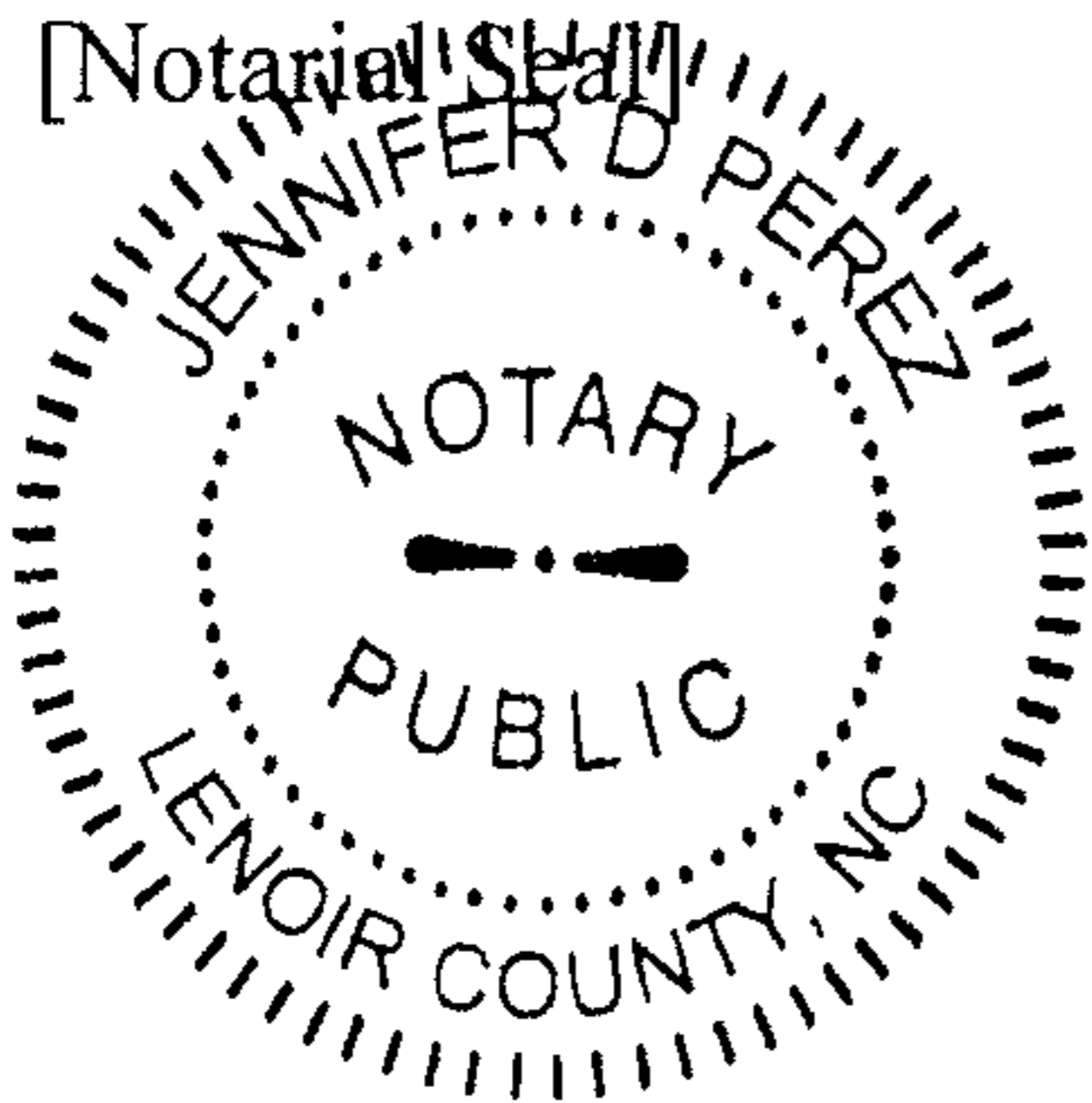


NORTH CAROLINA
COUNTY OF Lenoir

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document in the capacity indicated.

John H. McNairy, Manager

WITNESS my hand and notarial seal, this the 10th day of April, 2018.



Jennifer D Perez
Notary Public

Printed Name: Jennifer D Perez

My Commission Expires: March 29, 2021



IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be signed by its duly authorized representative.

GRANTOR:

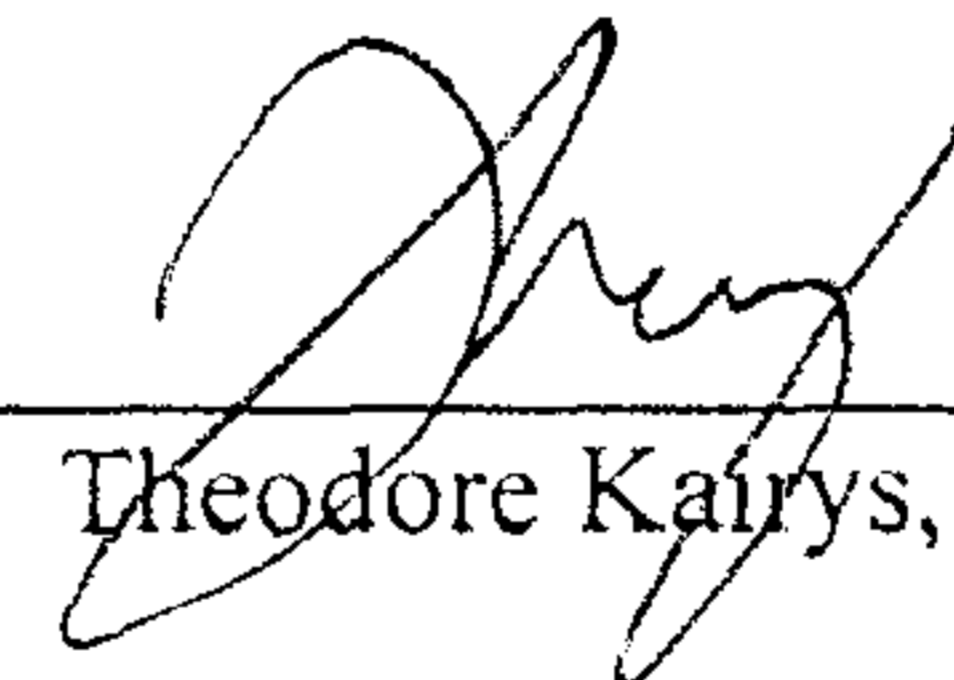
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By: 
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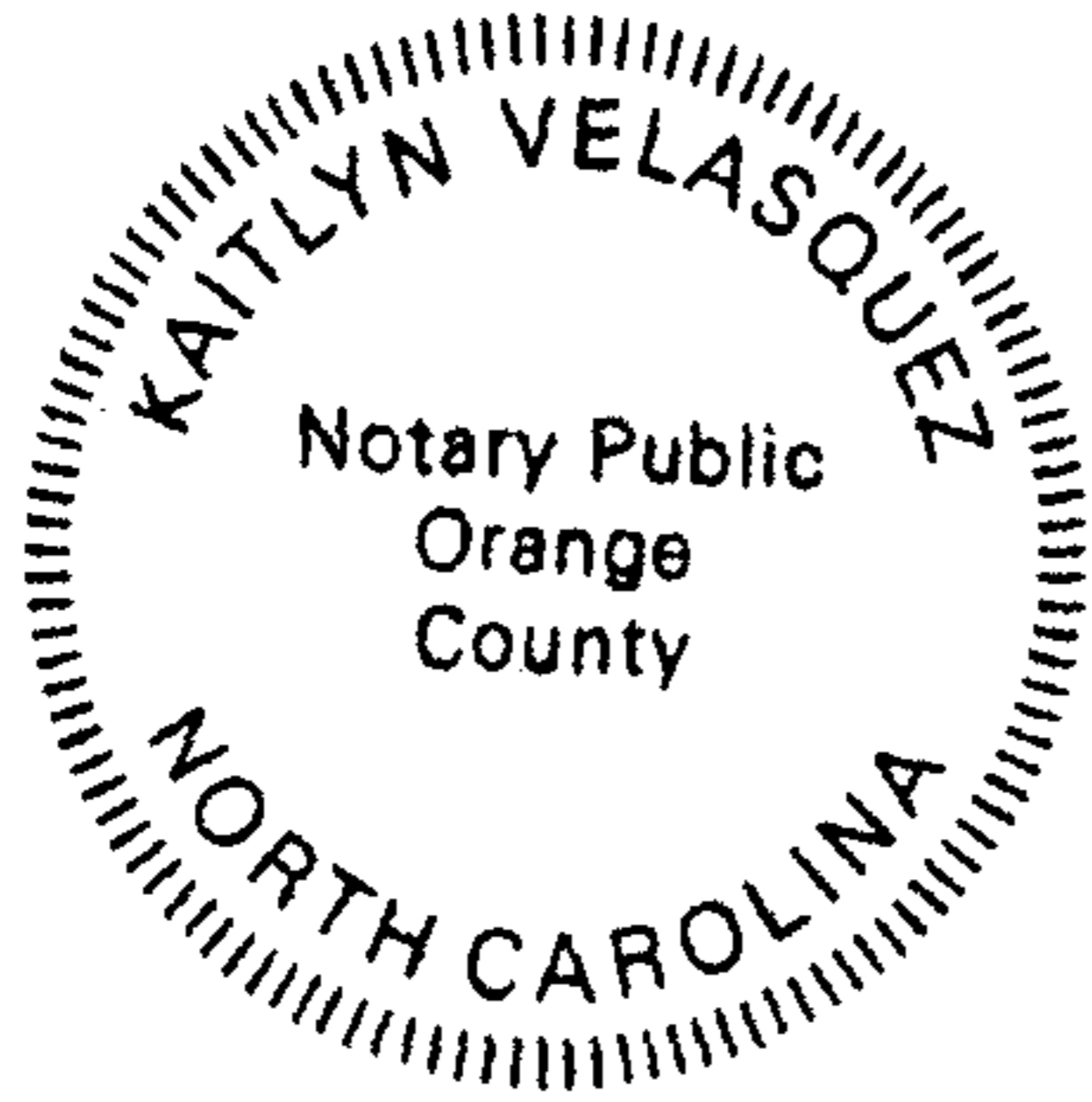
NORTH CAROLINA
COUNTY OF Durham

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document in the capacity indicated.

Theodore Kairys, Manager

WITNESS my hand and notarial seal, this the 10th day of April, 2018.

[Notarial Seal]



Kaitlyn Velasquez
Notary Public
Printed Name: Kaitlyn Velasquez
My Commission Expires: 12-6-21



EXHIBIT A

All that certain lot or parcel of land known as 319 McCauley Street, situated, lying and being in the Town of Chapel Hill, North Carolina, and on the south side of McCauley Street, and the east side of Sycamore Street (also known as Pritchard Street or Brookside Drive), and more particularly described as BEGINNING at a stake which is located North 65° 01' East 62.5 feet from an iron stake in the southeastern intersection of the inside property lines of McCauley Street and Brookside Drive; running thence along and with the inside property line of McCauley Street North 65° 01' East 62.5 feet to a stone wall; running thence South 24° 30' East 150.7 feet to a stake in the Pritchard East line; running thence South 65° 01' West 125 feet to a stake in the property line of the East side of Brookside Drive; running thence along and with the East side of Brookside Drive North 24° 30' West 54.0 feet to a southern property line of Ava Belle Crawford; running thence along and with said property line North 65° 01' East 62.5 feet to a stake, a corner of the Farlow and Crawford property; running thence along and with the eastern property line of Crawford North 24° 30' West 96.7 feet to the point and place of BEGINNING and containing 0.29 acres, more or less.

Property Address: 319 McCauley Street, Chapel Hill, NC 27516
PIN: 9788-24-4615



EXHIBIT B

Title Exceptions

1. Taxes for the year 2018, and subsequent years, not yet due and payable.
2. Encroachment upon property adjoining to the west by the concrete wall appurtenant to the insured Land, as shown on plat of survey by Charles R. Billings, PLS, dated February 4, 2014.
3. Matters appearing on survey by Sam C. Billings, PLS, dated March 24, 2018, including, without limitation, encroachments of block wall and retaining walls, utility lines, and utility poles located on the Property.
4. Zoning ordinances affecting the Property.
5. Residential leases affecting the Property.