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Doc No: 30073467
Recorded: 06/02/2022 12:08:52 PM
Fee Amt: \$26.00 Page 1 of 13
Excise Tax: \$16,000.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6783 PG 1879 - 1891 (13)

James Alan Boston Jr

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$16,000.00

Parcel Identifier Nos. 9788260736; 9788262823; 9788261802 *DB*

Mail/Box to: Grantee

This instrument was prepared by: Michelle C. Gay, Esq., Michelle C. Gay, P.C., 205 Westhampton Way, Chapel Hill, North Carolina 27516 (without title examination)

Brief description for the Index: 306 West Franklin Street, 321 West Rosemary Street, Chapel Hill, North Carolina 27516

THIS DEED made this 1st day of June, 2022, by and between

GRANTOR	GRANTEE
<p>WEST SIDE LIMITED PARTNERSHIP, a North Carolina limited partnership, and TRIANGLE V, LIMITED PARTNERSHIP, a North Carolina limited partnership</p>	<p>CHAPEL HILL FRANKLIN STREET LABS 1, LLC, a Delaware limited liability company</p>
<p>c/o Zapolski Real Estate, LLC 1330 St. Mary's Street, Suite 350 Raleigh, North Carolina 27605</p>	<p>260 Franklin Street, 19th Floor Boston, Massachusetts 02110</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 of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain property situated in the City of Chapel Hill, County of Orange, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

NONE OF THE PROPERTY HEREIN CONVEYED INCLUDES THE PRIMARY RESIDENCE OF GRANTOR.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to Grantee 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 EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

[SIGNATURE PAGE FOLLOWS]

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

SELLER:

**WEST SIDE LIMITED PARTNERSHIP, a
North Carolina limited partnership**

By: _____


Todd C. Zapolski,
General Partner

By: _____

Jeffrey R. Boak,
General Partner

**TRIANGLE V, LIMITED PARTNERSHIP,
a North Carolina limited partnership**

By: Mark Investments, Inc., a North Carolina
corporation, its General Partner

By: _____

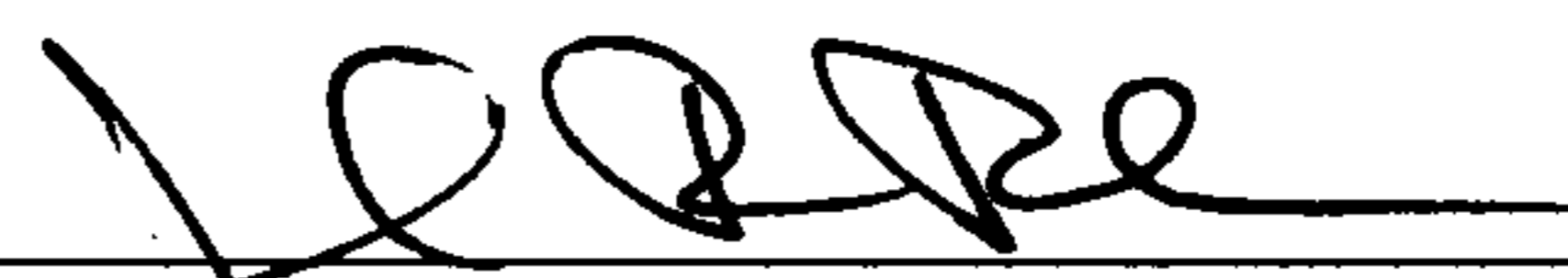
Sara Loeblein,
Chairwoman/CEO

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

SELLER:

WEST SIDE LIMITED PARTNERSHIP, a
North Carolina limited partnership

By: _____
Todd C. Zapolski,
General Partner

By:  _____
Jeffrey R. Boak,
General Partner

TRIANGLE V, LIMITED PARTNERSHIP,
a North Carolina limited partnership

By: Mark Investments, Inc., a North Carolina
corporation, its General Partner

By: _____
Sara Loeblein,
Chairwoman/CEO

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

SELLER:

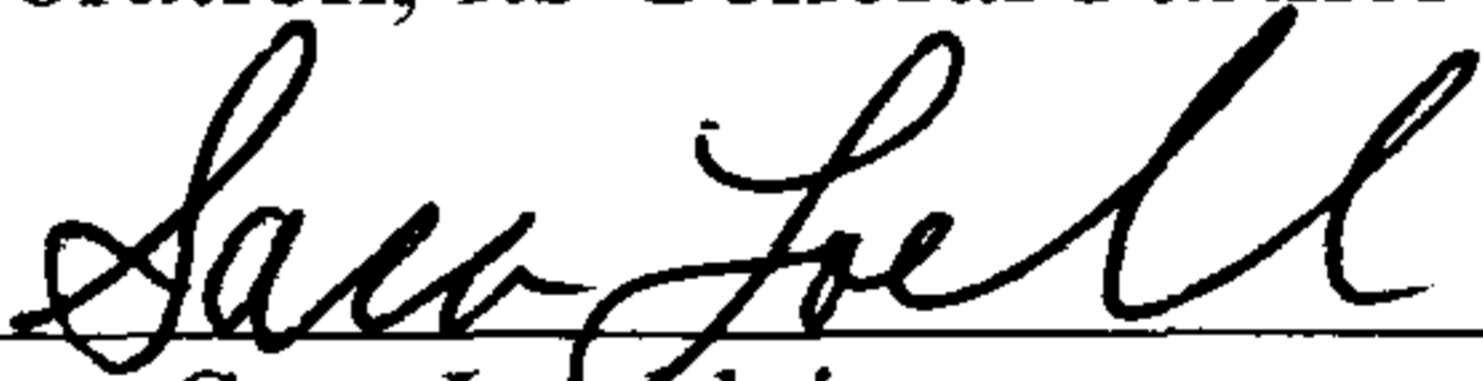
WEST SIDE LIMITED PARTNERSHIP, a
North Carolina limited partnership

By: _____
Todd C. Zapolski,
General Partner

By: _____
Jeffrey R. Boak,
General Partner

TRIANGLE V, LIMITED PARTNERSHIP,
a North Carolina limited partnership

By: Mark Investments, Inc., a North Carolina
corporation, its General Partner

By:  _____
Sara Loeblein,
Chairwoman/CEO

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____, a Notary Public for the state and county aforesaid, do hereby certify that Todd C. Zapolski personally appeared before me this day and acknowledged that he is a General Partner of West Side Limited Partnership, a North Carolina limited partnership, and that by authority duly given, he executed the foregoing instrument on behalf of West Side Limited Partnership as the act and deed of West Side Limited Partnership, for the purposes stated in such instrument and he is personally known to me.

Witness my hand and official stamp or seal, this the ____ day of _____, 2022.

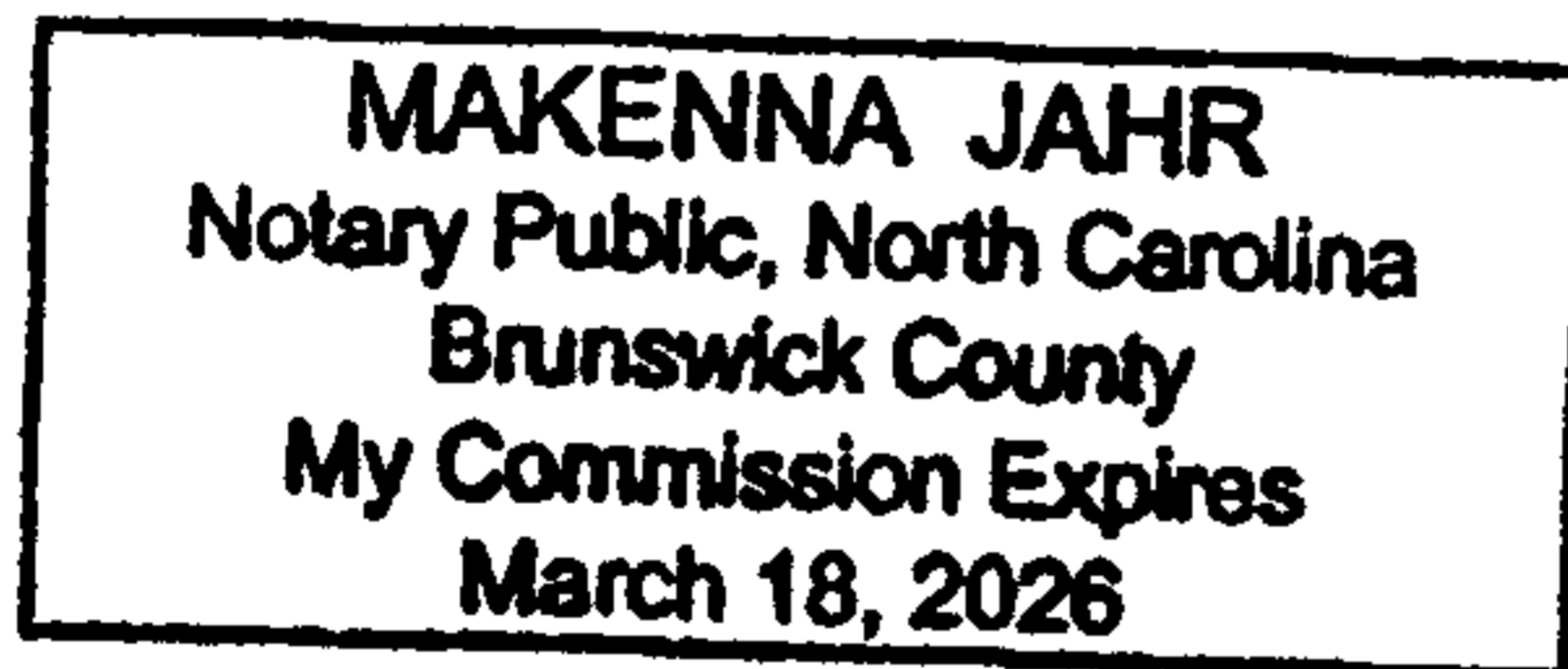
Notary Public
My commission expires: _____

[OFFICIAL STAMP OR NOTARY SEAL]

STATE OF NORTH CAROLINA
COUNTY OF Orange

I, Makenna Jahr, a Notary Public for the state and county aforesaid, do hereby certify that Jeffrey R. Boak personally appeared before me this day and acknowledged that he is a General Partner of West Side Limited Partnership, a North Carolina limited partnership, and that by authority duly given, he executed the foregoing instrument on behalf of West Side Limited Partnership as the act and deed of West Side Limited Partnership, for the purposes stated in such instrument and he is personally known to me.

Witness my hand and official stamp or seal, this the 24th day of May, 2022.



Makenna Jahr
Notary Public
My commission expires: MARCH 18, 2026

[OFFICIAL STAMP OR NOTARY SEAL]

STATE OF NORTH CAROLINA
COUNTY OF Durham

I, Casey Walsh, a Notary Public for the state and county aforesaid, do hereby certify that Sara Loeblein personally appeared before me this day and acknowledged that she is the Chairwoman/CEO of Mark Investments, Inc., a North Carolina corporation, the General Partner of Triangle V, Limited Partnership, a North Carolina limited partnership, and that by authority duly given, she executed the foregoing instrument on behalf of Triangle V, Limited Partnership, as the act and deed of Triangle V, Limited Partnership, for the purposes stated in such instrument and she is personally known to me.

Witness my hand and official stamp or seal, this the 24 day of May, 2022.

Casey Walsh
Casey Walsh Notary Public
My commission expires: 10/26/2025

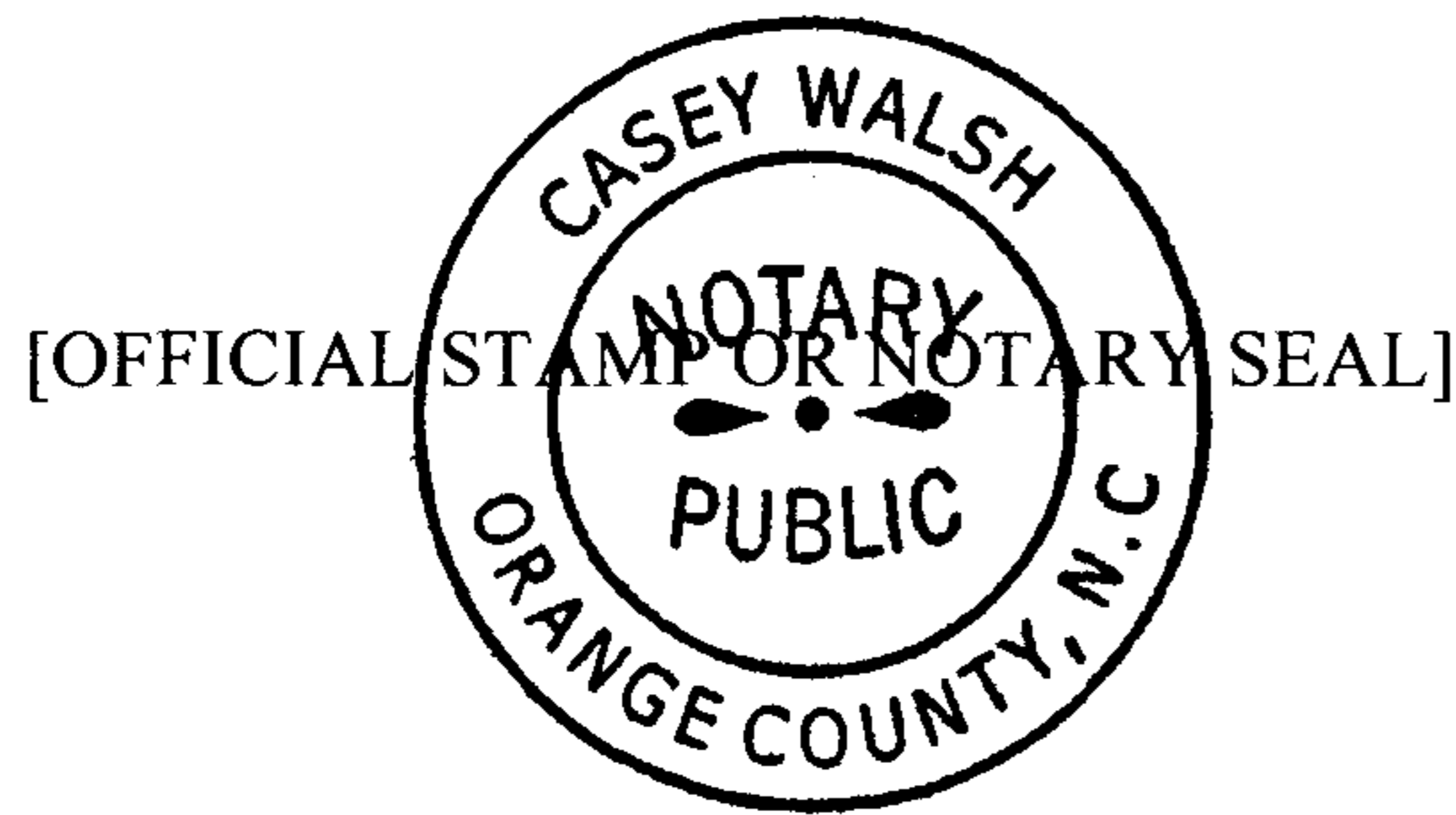


EXHIBIT A

Legal Description

Lying and being situate in the Town of Chapel Hill, Orange County, North Carolina and more particularly described as follows:

LOT 1: COMMENCING FROM A POINT IN THE SOUTHERN RIGHT OF WAY LINE OF ROSEMARY STREET (A 45' WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING THE NORTHWEST CORNER OF WEST FRANKLIN PRESERVATION PARTNERS, THENCE RUNNING S 63° 56' 26" W A DISTANCE OF 100.05 FEET, THENCE RUNNING S 25° 16' 02" E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, THENCE RUNNING N 64° 20' 41" E A DISTANCE OF 19.39 FEET TO A POINT, THENCE RUNNING S 25° 44' 17" E A DISTANCE OF 28.62 FEET TO A POINT, THENCE RUNNING N 64° 55' 28" E A DISTANCE OF 5.96 FEET TO A POINT, THENCE RUNNING S 25° 38' 36" E A DISTANCE OF 11.51 FEET TO A POINT, THENCE RUNNING N 64° 07' 03" E A DISTANCE OF 57.24 FEET TO A POINT, THENCE RUNNING S 25° 53' 41" E A DISTANCE OF 226.47 FEET TO A POINT, THENCE RUNNING S 64° 11' 34" W A DISTANCE OF 85.38 FEET TO A POINT, THENCE RUNNING N 25° 16' 02" W A DISTANCE 101.34 FEET TO A POINT, THENCE RUNNING S 64° 06' 59" W A DISTANCE OF 10.43 FEET TO A POINT, THENCE RUNNING N 25° 49' 27" W A DISTANCE OF 30.11 FEET TO A POINT, THENCE RUNNING N 64° 30' 58" E A DISTANCE OF *135.29 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 0.464 ACRES AS SHOWN ON THE SURVEY ENTITLED "ALTA/ACSM AS-BUILT SURVEY FOR WESTSIDE PLAZA" PREPARED BY TRIANGLE SURVEYORS, INC., DATED JULY 3, 2003. * 10.72 feet to a point; thence running N 25° 16' 02" W a distance of 10.72

Said LOT 1 is also described by survey as follows: BEING ALL OF THE AREA LABELED LOT 1, AS SHOWN ON PLAT BOOK 72, PAGE 92 OF THE ORANGE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A PK NAIL, BEING THE COMMON CORNER OF THE AREA LABELED AS "COMMONS" TO THE WEST OF LOT 1, AS SHOWN ON PLAT BOOK 72, PAGE 92, THE POINT OF BEGINNING; THENCE WITH SAID COMMON LINE, SOUTH 64°37'03" WEST A DISTANCE OF 10.44 FEET TO A POINT; THENCE NORTH 25°19'23" WEST A DISTANCE OF 30.11 FEET TO A POINT; THENCE NORTH 65°01'02" EAST A DISTANCE OF 10.73 FEET TO A POINT; THENCE NORTH 24°45'53" WEST A DISTANCE OF 21.96 TO A POINT, BEING THE SOUTHEAST CORNER OF THE CLARENCE N. GRAY IRREVOCABLE TRUST AS DESCRIBED IN DEED BOOK 3308, PAGE 116; THENCE CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 113.19 FEET TO A POINT IN SAID EASTERN LINE, BEING THE MOST WESTERLY SOUTHWEST CORNER OF "COMMONS" TO THE EAST OF LOT 1, AS SHOWN ON PLAT BOOK 72, PAGE 92; THENCE WITH SAID COMMON LINE, NORTH 64°50'45" EAST A DISTANCE OF 19.39 FEET TO A POINT; THENCE SOUTH 25°14'13" EAST A DISTANCE OF 28.62 FEET TO A POINT; THENCE NORTH 65°25'32" EAST A DISTANCE OF 5.96 FEET TO A POINT; THENCE SOUTH 25°08'32" EAST A DISTANCE OF 11.51 FEET TO A POINT; THENCE NORTH 64°37'07" EAST A DISTANCE OF 57.24 FEET TO A POINT; THENCE SOUTH 25°23'31" EAST A DISTANCE OF 226.38 FEET TO A POINT; THENCE SOUTH 64°41'38" WEST A DISTANCE OF 85.38 FEET TO AN EXISTING PK NAIL IN THE EASTERN LINE OF STAR ENTERPRISE, AS DESCRIBED IN DEED BOOK 831, PAGE 245;

THENCE WITH SAID COMMON LINE, NORTH 24°45'53" WEST A DISTANCE OF 93.68 FEET TO AN EXISTING PK NAIL, BEING THE SOUTHEAST CORNER OF "COMMONS" TO THE WEST; THENCE CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 7.70 FEET TO AN EXISTING PK NAIL, THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 20,218 SQUARE FEET OR 0.46 ACRES.

COMMONS-EAST: BEGINNING AT A POINT IN THE SOUTHERN RIGHT OF WAY LINE OF ROSEMARY STREET (A 45' WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING THE NORTHWEST CORNER OF WEST FRANKLIN PRESERVATION PARTNERS, THENCE RUNNING S 25° 16' 01" E A DISTANCE OF 140.10 FEET TO A POINT, THENCE RUNNING N 64° 17' 11" E A DISTANCE OF 140.80 FEET TO A POINT, THENCE RUNNING S 25° 54' 55" E A DISTANCE OF 83.50 FEET TO A POINT, THENCE RUNNING S 63° 45' 37" W A DISTANCE OF 80.76 FEET TO A POINT, THENCE RUNNING S 25° 07' 06" E A DISTANCE OF 83.82 FEET TO A POINT, THENCE RUNNING S 64° 14' 11" W A DISTANCE OF 160.82 FEET TO A POINT, THENCE RUNNING 25° 16' 02" W A DISTANCE OF 16.04 FEET TO A POINT, THENCE RUNNING N 64° 11' 34" E A DISTANCE OF 85.38 FEET TO A POINT, THENCE RUNNING 25° 53' 41" W A DISTANCE OF 226.47 FEET TO A POINT, THENCE RUNNING 64° 07' 03" W A DISTANCE OF 57.24 FEET TO A POINT, THENCE RUNNING N 25° 38' 36" W A DISTANCE OF 11.51 FEET TO A POINT, THENCE RUNNING S 64° 55' 28" W A DISTANCE OF 5.96 FEET TO A POINT, THENCE RUNNING N 25°44' 47" W A DISTANCE OF 28.62 FEET TO A POINT, THENCE RUNNING S 64° 20' 41" W A DISTANCE OF 19.39 FEET TO A POINT, THENCE RUNNING N 25° 16' 02" W A DISTANCE OF 25.00 FEET TO A POINT, THENCE RUNNING N 63° 56' 26" E A DISTANCE OF 100.05 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 0.640 ACRES AS SHOWN ON THE SURVEY ENTITLED "ALTA/ACSM AS-BUILT SURVEY FOR WESTSIDE PLAZA" PREPARED BY TRIANGLE SURVEYORS, INC. DATED JULY 3, 2003.

Said COMMONS-EAST is also described by survey as follows: BEING ALL OF THE AREA LABELED "COMMONS" TO THE EAST OF LOT 1, AS SHOWN ON PLAT BOOK 72, PAGE 92 OF THE ORANGE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT AN IRON ROD ON THE SOUTHERN RIGHT OF WAY LINE OF WEST ROSEMARY STREET, BEING THE NORTHEAST CORNER OF THE CLARENCE N. GRAY IRREVOCABLE TRUST, AS DESCRIBED IN DEED BOOK 3308, PAGE 116, THE POINT OF BEGINNING; THENCE WITH THE SOUTHERN RIGHT OF WAY OF WEST ROSEMARY STREET, NORTH 64°26'31" EAST A DISTANCE OF 99.97 FEET TO A POINT, BEING THE NORTHWEST CORNER OF WEST FRANKLIN PRESERVATION PARTNERS, AS DESCRIBED IN DEED BOOK 614, PAGE 427; THENCE WITH SAID COMMON LINE, SOUTH 24°46'01" EAST A DISTANCE OF 139.99 FEET TO A POINT; THENCE NORTH 64°47'15" EAST A DISTANCE OF 140.80 FEET TO A POINT ON THE WESTERN LINE OF TRACT B, AS SHOWN IN PLAT BOOK 58, PAGE 142; THENCE WITH SAID COMMON LINE, SOUTH 25°24'51" EAST A DISTANCE OF 83.50 FEET TO AN EXISTING PK NAIL, BEING THE NORTHEAST CORNER OF LOT 2 AS SHOWN ON PLAT BOOK 72, PAGE 92; THENCE WITH SAID COMMON LINE, SOUTH 64°14'58" WEST A DISTANCE OF 80.73 FEET TO A POINT; THENCE SOUTH 24°37'02" EAST A DISTANCE OF 83.83 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF WEST FRANKLIN STREET; THENCE WITH THE NORTHERN RIGHT OF WAY LINE OF WEST FRANKLIN STREET, SOUTH 64°44'10" WEST A DISTANCE OF 160.78 FEET TO A POINT, BEING THE

SOUTHEAST CORNER OF STAR ENTERPRISE AS DESCRIBED IN DEED BOOK 831, PAGE 245; THENCE WITH SAID COMMON LINE, NORTH 24°45'53" WEST A DISTANCE OF 16.04 FEET TO AN EXISTING PK NAIL, BEING THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON PLAT BOOK 72, PAGE 92; THENCE WITH SAID COMMON LINE, NORTH 64°41'38" EAST A DISTANCE OF 85.38 FEET TO A POINT; THENCE NORTH 25°23'31" WEST A DISTANCE OF 226.38 FEET TO A POINT; THENCE SOUTH 64°37'07" WEST A DISTANCE OF 57.24 FEET TO A POINT; THENCE NORTH 25°08'32" WEST A DISTANCE OF 11.51 FEET TO A POINT; THENCE SOUTH 65°25'32" WEST A DISTANCE OF 5.96 FEET TO A POINT; THENCE NORTH 25°14'13" WEST A DISTANCE OF 28.62 FEET TO A POINT; THENCE SOUTH 64°50'45" WEST A DISTANCE OF 19.39 FEET TO A POINT ON THE EASTERN LINE OF THE CLARENCE N. GRAY IRREVOCABLE TRUST; THENCE WITH SAID COMMON LINE, NORTH 24°45'53" WEST A DISTANCE OF 25.01 FEET TO AN IRON ROD, BEING THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 27,858 SQUARE FEET OR 0.64 ACRES.

COMMONS-WEST: COMMENCING FROM A POINT IN THE SOUTHERN RIGHT OF WAY LINE ROSEMARY STREET (A 45' WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING THE NORTHWEST CORNER OF WEST FRANKLIN PRESERVATION PARTNERS, THENCE RUNNING S 63° 56' 26" W A DISTANCE OF 100.05 FEET, THENCE RUNNING S 25° 16' 02" E A DISTANCE OF 138.31 FEET TO THE POINT OF BEGINNING, THENCE RUNNING S 25° 16' 02" W A DISTANCE OF 21.98 FEET TO A POINT, THENCE RUNNING S 64° 30' 58" W A DISTANCE OF 10.72 FEET TO A POINT, THENCE RUNNING S 25°49' 27" E A DISTANCE OF 30.11 FEET TO A POINT, THENCE RUNNING N 64° 06' 59" E A DISTANCE OF 10.43 FEET TO A POINT, THENCE RUNNING S 25° 16' 02" A DISTANCE OF 7.69 FEET TO A POINT, THENCE RUNNING S 64° 55' 38" E A DISTANCE OF 109.94 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 0.143 ACRES AS SHOWN ON THE SURVEY ENTITLED "ALTA/ACSM AS-BUILT SURVEY FOR WESTSIDE PLAZA" PREPARED BY TRIANGLE SURVEYORS, INC., DATED JULY 3, 2003. *Thence running S 64° 56' 17" W a distance of 110.01 ft to a point; running thence N 25° 12' 03" W a distance of 59.68 ft to a point;

Said COMMONS-WEST is also described by survey as follows: BEING ALL OF THE AREA LABELED "COMMONS" TO THE WEST OF LOT 1, AS SHOWN ON PLAT BOOK 72, PAGE 92 OF THE ORANGE COUNTY REGISTER OF DEEDS. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT AN EXISTING PK NAIL, BEING THE NORTHEAST CORNER OF STAR ENTERPRISE AS DESCRIBED IN DEED BOOK 831, PAGE 245, THE POINT OF BEGINNING; THENCE WITH SAID COMMON LINE, SOUTH 65°24'07" WEST A DISTANCE OF 110.00 FEET TO A POINT ON THE EASTERN LINE OF H-SPIKE, LLC, AS DESCRIBED IN DEED BOOK 5060, PAGE 370; THENCE WITH SAID COMMON LINE, NORTH 24°45'53" WEST A DISTANCE OF 59.70 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF THE CLARENCE N. GRAY IRREVOCABLE TRUST, AS DESCRIBED IN DEED BOOK 3308, PAGE 116; THENCE WITH SAID COMMON LINE, NORTH 65°24'07" EAST A DISTANCE OF 110.00 FEET TO A POINT ON THE WESTERN LINE OF LOT 1, AS SHOWN ON PLAT BOOK 72, PAGE 92; THENCE WITH SAID COMMON LINE SOUTH 24°45'53" EAST A DISTANCE OF 21.96 FEET TO A POINT; THENCE SOUTH 65°01'02" WEST A DISTANCE OF 10.73 FEET TO A POINT; THENCE SOUTH 25°19'23" EAST A DISTANCE OF 30.11 FEET TO A POINT; THENCE NORTH 64°37'03" EAST A DISTANCE OF 10.44 FEET TO AN EXISTING PK NAIL; THENCE SOUTH 24°45'53" EAST A DISTANCE OF 7.70 FEET TO AN EXISTING PK NAIL, BEING THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 6,249 SQUARE FEET OR 0.14 ACRES.

LOT 4: TOGETHER WITH AN EASEMENT DESCRIBED IN BOOK 128, PAGE 340 AND FURTHER DESCRIBED IN BOOK 1296, PAGE 550; AS RE-RECORDED IN BOOK 1302, PAGE 150 ORANGE COUNTY REGISTRY.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments, including condominium assessments, for 2022 and subsequent years.
2. Such state of facts which would be shown by a current survey of the property.
3. Other matters of public record affecting the property as of the date hereof.