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NORTH CAROLINA
SPECIAL WARRANTY DEED

Excise Tax: \$6,550.00 Recording Time, Book and Page
Tap Map No. 9864-90-4253; 9873-09-8480 NB

Mail after recording to: Grantee

This instrument prepared by: Emily A. Gallimore, a licensed North Carolina attorney (without title examination). Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon distribution of closing proceeds.

THIS DEED made this 9th day of March, 2022 by and between

GRANTOR

E&D W RE 375 S CHURTON ST LLC, a Delaware limited liability company

MAILING ADDRESS:

600 Steamboat Road, Suite 200, Greenwich, Connecticut 06830

GRANTEE

375 SOUTH CHURTON LLC, a California limited liability company

MAILING ADDRESS:

21 Bloomfield Road, Burlingame, CA 94010

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 - NCS Kansas City" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

4845-1491-3534 v. 1

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, as tenants by the entirety, in fee simple, all that certain lot or parcel of land situated in Hillsborough, Orange County, North Carolina more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6616, Page 1849, Orange County Register of Deeds.

Per N.C.G.S. §105-317.2, the property does not include the primary residence of Grantor.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, subject to the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: (a) easements, restrictions, declarations, reservations, agreements, instruments and other matters of record; (b) taxes and assessments, general and special, not now delinquent; and (c) rights of the public in and to the parts thereof in streets, roads or alleys.

[Signature Page Follows]

Exhibit A

(Legal Description)

The Land referred to herein below is situated in the County of Orange, State of North Carolina, and is described as follows:

ORANGE COUNTY, NORTH CAROLINA

TRACT I: BEGINNING AT A STAKE IN THE EASTERN RIGHT-OF-WAY LINE OF N.C. SECONDARY ROAD #1009 AT THE NORTHWEST CORNER OF JAMES J. FREELAND, AND RUNNING THENCE WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID ROAD NORTH 15°33' EAST 181.34 FEET TO A STAKE; CONTINUING THENCE WITH THE EASTERN RIGHT-OF-WAY LINE OF N.C. SECONDARY ROAD #1009 NORTH 16°30' EAST 18.66 FEET TO A STAKE, SOUTHWEST CORNER OF WILLIAM H. TURNER; THENCE SOUTH 89°29' EAST 200 FEET TO AN IRON STAKE; THENCE SOUTH 15° 39' WEST 200 FEET TO A STAKE IN JAMES J. FREELAND'S NORTHERN LINE; THENCE WITH JAMES J. FREELAND'S NORTHERN LINE NORTH 89°29' WEST 200 FEET TO A STAKE, THE POINT OR PLACE OF BEGINNING, AND BEING THAT PROPERTY SHOWN ON PLAT OF PROPERTY OF JAMES E. HOPPER, HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, AS PER PLAT AND SURVEY THEREOF BY ROBERT A. JONES, R.S., APRIL 6, 1970, AND NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF ORANGE COUNTY IN PLAT BOOK 18, AT PAGE 49, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT II: BEGINNING AT AN IRON STAKE LOCATED IN THE NORTHERN MARGIN OF L-85, WHICH STAKE IS LOCATED NORTH 81°28' WEST 80 FEET FROM THE SOUTHWEST CORNER OF THE PROPERTY OF ELIZABETH H. COLLINS, AND RUNNING THENCE FROM THE POINT OF BEGINNING ALONG THE NORTHERN MARGIN OF L-85 NORTH 81°28' WEST 20 FEET TO AN IRON STAKE; THENCE NORTH 8°32' EAST 40 FEET TO AN IRON STAKE; THENCE SOUTH 81°28' EAST 20 FEET TO AN IRON STAKE; THENCE SOUTH 8°32' WEST 40 FEET TO AN IRON STAKE, THE POINT OF BEGINNING, SAME BEING DESIGNATED AS TRACT I, TEXACO INC. SIGN LOT, AS SHOWN ON PLAT ENTITLED "TEXACO, INC.", WHICH IS RECORDED IN PLAT BOOK 18, AT PAGE 50, IN THE ORANGE COUNTY REGISTRY.

TOGETHER WITH AN EASEMENT OVER, UPON AND ACROSS A 20-FOOT WIDE STRIP OF LAND IMMEDIATELY TO THE NORTH OF THE NORTHERN RIGHT-OF-WAY LINE OF INTERSTATE 85 AND THE RAMP OR ROAD LEADING THEREFROM TO STATE ROAD NO. 1009 AS SHOWN ON PLAT BOOK 18, AT PAGE 50. SAID 20-FOOT RIGHT-OF-WAY IS MORE PARTICULARLY SHOWN ON PLAT RECORDED IN BOOK 18 AT PAGE 50, ENTITLED "TEXACO, INC., SIGN LOT AND MAINTENANCE AND SERVICE EASEMENT", DATED APRIL 29, 1970.

Tax Parcel Nos.: 9864-90-4253; 9873-09-8480