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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 8000.00

Parcel Identifier No. 9778-95-2758
Verified by _____ County on the ____ day of _____, 20__
By: _____

This instrument was prepared by: **Bagwell Holt Smith P.A. (without title examination)**

Grantee's address (return to): **300 East Main St., Carrboro, NC 27510**

THIS DEED is made this 22nd day of MARCH, 2022, by and between

GRANTOR	GRANTEE
The Yaggy Corporation, a North Carolina corporation Post Office Box 51037 Durham, NC 27717	The Arts Center, a North Carolina non-profit corporation 300 East Main St. Carrboro, NC 27510

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 those certain lots or parcels of land situated in Orange County, North Carolina and more particularly described in **Exhibit A** attached hereto and incorporated herein.

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

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and Grantee will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

{00054464.DOC} NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

Submitted electronically by "Beemer, Hadler & Willett, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

Title to the property hereinabove described is subject to the exceptions in Exhibit B attached hereto and incorporated herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal or if corporation, has caused their instrument to be signed in its corporate name by the duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The Yaggy Corporation,
a North Carolina corporation

By: Duncan Yaggy
Duncan Yaggy, President

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document as President of The Yaggy Corporation, a North Carolina corporation: **Duncan Yaggy**.

[Handwritten Signature]

Official Signature of Notary Public

Date: MARCH 22, 2022

CHRISTOPHER A. CROWSON
Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: 5/7/2024

CHRISTOPHER A. CROWSON
NOTARY PUBLIC
ORANGE COUNTY, N.C.

Exhibit A**Legal Description**

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

Being all of Lots 2 and 2-B, according to the survey entitled, "Recombination And Minor Subdivision Plat" for The Yaggy Corporation" dated August 9, 1996, prepared by Phillip Post & Associates, recorded in Plat Book 77 Page 34, Orange County Registry. Reference to said map being hereby made for a greater certainty of description.

Exhibit B**Title Exceptions**

1. Taxes for the year 2022, and subsequent years, not yet due and payable.
2. Matters shown on recorded Plat Book 77 at Page 34, Orange County Registry.
3. Easement to The University of North Carolina recorded in Book 246 Page 668, Orange County Registry.
4. Right of Way Easement to the Town of Carrboro recorded in Book 279 Page 581, Orange County Registry.
5. Right of Way to the Town of Carrboro recorded in Book 280 Page 642, Orange County Registry.
6. Right of Way Easement to the Town of Carrboro recorded in Book 345 Page 591, Orange County Registry.
7. Agreement with Town of Carrboro for sewer line in Book 152 Page 473, Orange County Registry.
8. Right of Way to Piedmont Electric Membership recorded in Book 150 Page 339, Orange County Registry.
9. Certificate of Merger for The Edy Corporation into The Yaggy Corporation recorded in Book 354 Page 624, Orange County Registry.
10. Easement to Duke Power Company recorded in Book 387 Page 333 and Book 233 Page 1725, Orange County Registry.
11. Lease and Right-of-Way Agreement to Duke Power recorded in Book 120 Page 367, Orange County Registry.
12. Town of Carrboro Minor Modification to the Conditional Use Permit recorded 08/12/2015 in Book 6000 Page 128, Orange County Registry.
13. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.