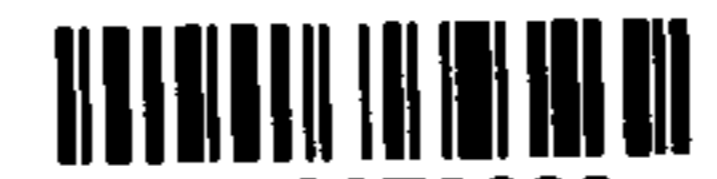


2 of 3



Doc No: 30079090
Recorded: 09/22/2022 01:27:33 PM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$1,200.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6796 PG 140 - 143 (4)

Wallace P Yelland

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 1,200.00

PIN: 9788-16-5648

Instrument Prepared By and Return to:

Jerald S. Cohn, Esq.
Holland & Knight, LLP
800 17th St., N.W., Suite 1100
Washington, DC 20006

W

Short Description for Index: 401 W. Rosemary Street, Chapel Hill, NC 27516

THIS DEED is executed this 16th day of September 2022, and effective this 20th day of September, 2022, by and between:

GRANTOR:

L. SHORT, LLC

2002 Mt. Carmel Church Rd.
Chapel Hill, NC 27516

GRANTEE:

SHORTBREAD LOFTS, LLC
c/o Principal Real Estate Investors, LLC
711 High Street
Des Moines, IA 50392-0940
Attn: Courtney Fritz

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 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 its interest in that specific land situated in the County of Orange, State of North Carolina, more particularly described as follows (the "Property"):

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

The Property was acquired by Grantor by instrument recorded in Book 4527, Page 112, Register of Deeds in Orange County, North Carolina.

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 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:

- Ad valorem property taxes for current and subsequent years.
- Restrictions, covenants, easements and rights-of-way of record, insofar as they may lawfully affect the subject property.
- Such matters as would be disclosed by accurate survey and physical inspection of the subject property.

[Signatures appear on the following page.]

Exhibit "A"**PIN: 9788-16-5648**

[S/S W Rosemary St, PB 101/42]

BEGINNING at a stake in the South property line of West Rosemary Street, the northwest corner of the property now or formerly owned by the State of North Carolina and described in that deed recorded in Book 228, Page 1227, Orange County Registry; running thence with the western property line of the State South 18° 00' 00" East 110.68 feet to a stake; running thence South 63° 56' 32" West 53.31 feet to a stake the southeast corner of the property now or formerly owned by Ruth S. Burnette and described in those deeds recorded in Book 1347, Page 390 and Book 4179, Page 36, Orange County Registry, less and except that parcel conveyed in that deed recorded in Book 4179, Page 32, Orange County Registry; running thence along and with Burnette's east property line North 18° 00' 00" West 24.45 feet to a point; continuing thence North 06° 32' 21" West 7.83 feet to a point; continuing thence North 82° 58' 28" West 1.72 feet to a point; continuing thence North 18° 00' 00" West 77.83 feet to a PK nail in the South property line of West Rosemary Street, the northeast corner of the now or formerly Burnette property; running thence along and with the South property line of West Rosemary Street North 63° 56' 32" East 53.31 feet to the point and place of BEGINNING, and being the same property conveyed to Thomas C. Tucker by those deeds recorded in Book 3688, Page 543 and Book 4179, Page 32, less and except that parcel conveyed by deed recorded in Book 4179, Page 36, all of Orange County Registry, and being that certain eastern parcel containing 0.13 acres or 5816.46 square feet, more or less, as shown on that map and survey recorded in Plat Book 101, Page 42, Orange County Registry, to which reference is hereby made for a more particular description of same.

