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NA



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Bk:RB6111 Pg:301
04/27/2016 04:24:35 PM 1/3

BMC

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1310.00
NA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,310.00

Parcel Identifier No. 9788169450 & Verified by DB County on the ___ day of _____, 20__
By: 9788169357

Mail/Box to: Grantee

This instrument was prepared by: Hatch, Little & Bunn, LLP, 327 Hillsborough Street, Raleigh, NC 27603

Brief description for the Index: _____

THIS DEED made this 27th day of April, 2016, by and between

GRANTOR	GRANTEE
HHH INVESTMENTS, LLC 4850-T-REX AVENUE #300 BOCA RATON, FL 33431	405 W. FRANKLIN LLC mailing address: 342 BEACON STREET CHESTNUT HILL, MA 02467 property address: 405 W. FRANKLIN STREET CHAPEL HILL, NC 27514

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 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 in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of CHAPEL HILL, _____ Township, ORANGE County, North Carolina and more particularly described as follows:

SEE ATTACHED.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

Submitted electronically by "Hatch Little and Bunn LLP"
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 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 whomsoever, other than the following exceptions:

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

HHH INVESTMENTS, LLC (SEAL)
 (Entity Name) Print/Type Name: _____
 By: Hans H. Huang
 Print/Type Name & Title: Hans H. Huang, Manager Print/Type Name: _____ (SEAL)
 By: _____ Print/Type Name: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)
 By: _____ Print/Type Name: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
 _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
 _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of ORANGE and State aforesaid, certify that
Hans H. Huang personally came before me this day and acknowledged that
 he is the Manager of HHH INVESTMENTS, LLC, a North Carolina or
 _____ corporation/limited liability company/general partnership/limited partnership (strike through the
 inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 27th day of April, 2016.

My Commission Expires: 4-5-19 Notary Public
 (Affix Seal) Notary's Printed or Typed Name



Tract I:

Beginning at an iron stake in the southern property line of West Franklin Street, said stake being located South 64° 30' West 45 feet along the southern property line of West Franklin Street from the intersection of the western property line of Kenan Street with the southern property line of West Franklin Street, said beginning point being the northwestern corner of the lot conveyed by Carol W. Powell, et al, to R. A. Jolly and wife, Elizabeth L. Jolly, by deed recorded in Deed Book 211, Page 479, Orange County Registry; running thence from said beginning point South 23° 06' East 128.04 feet to a stake in the northern line of a twelve-foot alleyway; thence along and with the northern line of said twelve-foot alleyway South 64° 34' West 12.325 feet to an iron stake; thence North 24° 17' West 128.05 feet to a stake in the southern property line of West Franklin Street; thence along and with the southern property line of West Franklin Street North 64° 30' East 15 feet to the point and place of BEGINNING; it being the intention of this deed to convey the western one-half of that certain lot conveyed by Thomas B. Creel and wife, to J. Q. LeGrand, recorded in Deed Book 133, at Page 414, Orange County Registry, together with an easement or right-of-way for the purpose of ingress and egress in, through and over the twelve-foot alleyway above referenced to which extends westwardly from the western line of Kenan Street, the northern line of which alleyway is the southern boundary of the lot herein conveyed. This conveyance is made subject to that certain party wall agreement dated December 27, 1955, between Carol W. Powell, et al, and Edward N. Mann and wife Bessie Mann, recorded in the Office of the Register of Deeds for Orange County in Deed Book 157, at Page 455.

Tract II:

Beginning at an iron stake in the southern property line of West Franklin Street, said stake being located South 64° 30' West 30.00 feet along the Southern line of West Franklin Street from the intersection of the Western property line of Kenan Street with the Southern property line of West Franklin Street, being the same beginning point described in the deed from Thomas B. Creel and wife, Addie Mae Creel to J. Q. LeGrand, recorded in Deed Book 133, Page 414, Orange County Registry; running thence from said beginning point in a Southwestwardly direction along the Southern line of West Franklin Street South, 64° 30' West 15.00 feet to an iron stake; thence South 23° 05' East 125 feet, more or less, to the Northern line of a twelve foot alleyway extending Westwardly from Kenan Street and adjoining the Southern line of the property herein described; thence along the Northern line of said alleyway in a Northeastwardly direction, North 64° 11' East 12.325 feet, more or less, to an iron stake, the Southeast corner of the lot hereinabove referred to, conveyed to J. Q. LeGrand by Thomas B. Creel and wife; thence North 21° 53' West and parallel with Kenan Street, 125 feet more or less to the Southern line of West Franklin Street, the point of BEGINNING; it being the intention of this deed to convey the Eastern one-half of the lot hereinabove referred to as having been conveyed by Thomas B. Creel and wife, to J. Q. LeGrand, recorded in Deed Book 133, Page 414, Orange County Registry; together with an easement or right-of-way for the purpose of ingress and egress in, through and over the twelve foot alleyway above referred to which extends Westwardly from the Western line of Kenan Street, the Northern line of which alleyway is the Southern boundary of the lot herein conveyed.

