

Excise Tax: \$13,658.00

Property Tax ID: 9778703367 **NB**

Prepared by (Without Title Examination): David A. Yontz
Brooks, Pierce, McLendon, Humphrey & Leonard, LLP, P.O. Box 1800, Raleigh, NC 27602

When recorded, return to:
Jonathan Eckhardt, Esq,
Sherry Meyerhoff Hanson Crance, LLP
520 Newport Center Drive, Suite 1400
Newport Beach, California 92660

This instrument prepared by: David A. Yontz, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Orange County tax collector upon disbursement of closing proceeds.

Brief Description for the Index

405 Smith Level Road, Chapel Hill, NC 27516

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of January 5, 2023.

CHAPEL HILL PROPCO HOLDINGS, LLC, a North Carolina limited liability company with a mailing address of 2766 Grand Oaks Boulevard, Burlington, NC 27215 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by **DOCENA REAL ESTATE INVESTMENTS, LLC**, a Delaware limited liability company with a mailing address of 2829 Townsgate Road, Suite 350, Westlake Village, CA 91361 ("**Grantee**"), has **GRANTED, BARGAINED, SOLD and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL AND CONVEY** unto Grantee the tract of land (the "**Land**") in Orange County, North Carolina more fully described on Exhibit A hereto, together with all improvements thereon and all easements, rights-of-way, rights and appurtenances appertaining thereto (the "**Property**").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will **WARRANT and FOREVER DEFEND** the title against the lawful claims of all persons

submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

102642
4883-0480-7494.v2

claiming by, under or through Grantor except for the matters set forth on Exhibit B attached hereto and incorporated herein by reference (collectively, the “**Permitted Exceptions**”).

The property was acquired by Grantor by Special Warranty Deed dated November 18, 2016, and recorded with the Orange County Register of Deeds at Book RB6225, Page 498.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

[Signature follows on the next page.]

WITNESS THE EXECUTION HEREOF effective as of the date first set forth above.

GRANTOR:

CHAPEL HILL PROPCO HOLDINGS, LLC,
a North Carolina limited liability company

By: 
Name: Charles E. Trefzger, Jr.
Title: Authorized Signatory

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON


I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Charles E. Trefzger, Jr., as Authorized Signatory for Chapel Hill Propco Holdings, LLC.

This the 26 day of December, 2022.

My Commission Expires:

3/23/2031

[Affix Notary Stamp or Seal]


Notary Public
Print Name: Kaitlyn Harris

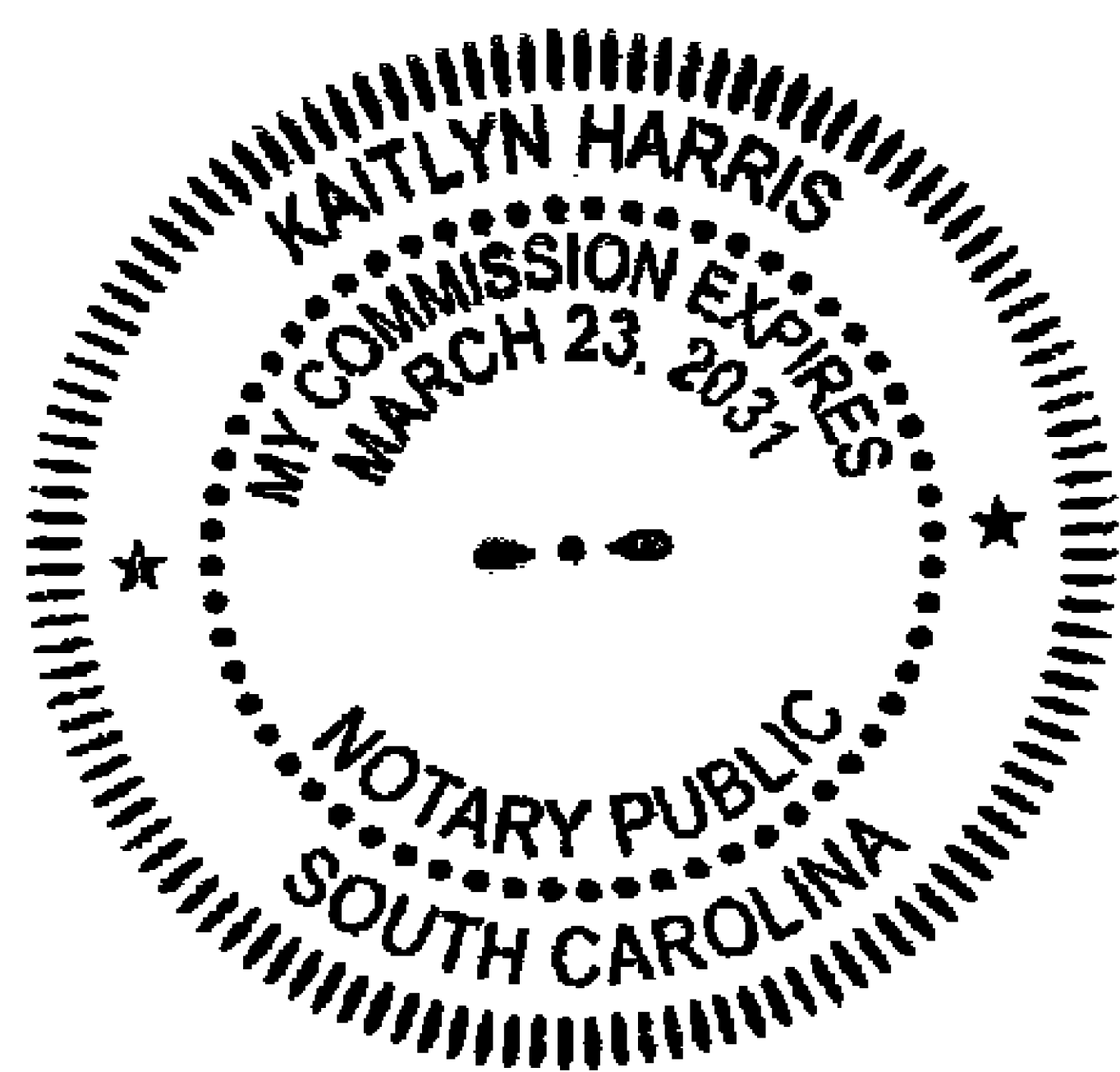


Exhibit A to Special Warranty Deed**LEGAL DESCRIPTION****FEE TRACT:**

BEING Phase 2 as shown on Plat entitled "Final Plat of UCC Living Centers, Inc." recorded in Plat Book 81 Page 114 in the Office of the Register of Deeds of Orange County, NC and being also described as follows:

BEGINNING at an iron rod found in the eastern right of way line of Smith Level Road (S.R. 1919) marking the northwest corner of the herein described property and a corner of Phase 1 shown on plat entitled "Final Plat of UCC Living Centers, Inc." recorded in Plat Book 81 Page 114, said iron rod being located South 21° 47' 34" West 21.38 feet from an iron rod found in the eastern right of way line of Smith Level Road marking the northwest corner of said Phase 1, and running thence with the line of said Phase 1 the seven (7) following courses and distances: (1) South 88° 48' 41" East 126.56 feet to a nail found, (2) South 02° 20' 50" East 15.03 feet to a nail found, (3) South 88° 45' 50" East 84.81 feet to an iron rod found, (4) South 11° 44' 02" East 222.09 feet to an iron rod found, (5) South 04° 49' 52" West 109.10 feet to an iron rod found, (6) North 84° 30' 08" West 66.85 feet to an iron rod found, and (7) South 35° 02' 58" West 167.02 feet to a chiseled "X" found on a curb inlet storm drainage structure, said "X" marking the Southwest corner of said Phase 1 in the Northern right of way line of Culbreth Road (S.R. 1994); thence with the northern right of way line of Culbreth Road North 73° 53' 44" West 265.98 feet to an iron pipe set marking the beginning of the right of way line transition between the right of way line of Culbreth Road and the right of way line of Smith Level Road; thence with said right of way line transition North 19° 03' 29" West 40.68 feet to an iron pipe set in the eastern right of way line of Smith Level Road; thence with the eastern right of way line of Smith Level Road the eight (8) following courses and distances: (1) North 34° 20' 58" East 47.64 feet to an iron pipe set, (2) North 31° 34' 34" East 51.48 feet to an iron pipe set, (3) North 29° 03' 59" East 51.55 feet to an iron pipe set, (4) North 26° 55' 24" East 51.28 feet to an iron pipe set, (5) North 24° 56' 34" East 50.94 feet to an iron pipe set, (6) North 23° 21' 32" East 50.96 feet to an iron pipe set, (7) North 22° 33' 52" East 49.62 feet to an iron pipe set, and (8) North 21° 56' 09" East 54.95 feet to the point and place of BEGINNING, containing 3.158 acres, more or less.

EASEMENT TRACT:

TOGETHER WITH those certain easements set forth in that certain Easement Agreement granted by UCC Living Centers, Incorporated, recorded in Book 3541, Page 1, Orange County, North Carolina Register of Deeds and incorporated herein by this reference.

Exhibit B to Special Warranty Deed**PERMITTED EXCEPTIONS**

1. Taxes or assessments for the year 2023, and subsequent years, not yet due or payable.
2. matters disclosed by survey entitled "ALTA/NSPS Land Title Survey - 405 Smith Level Road (The Stratford)" by AEI Consultants, P.L.S., dated December 7, 2022 ,as last revised prior to the date hereof
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by plat(s) recorded in Plat Book 55, Page 177; and Plat Book 81, Page 114, Orange County Registry.
4. Memorandum of Action recorded in Book 5469, Page 566, Orange County Registry.
5. Consent Judgment recorded in Book 5538, Page 387, Orange County Registry.
6. Town of Carrboro Conditional Use Permit granted in Book 1578, Page 594, Orange County Registry.
7. **Municipal Agreement between the Town of Chapel Hill and the Town of Carrboro recorded in Book 950, Page 612, Orange County Registry.**
8. **Terms and conditions of Access Easement from UCC Living Centers, Inc. to Chapel Hill Assisted Living, Inc. recorded in Book 3541, Page 1, Orange County Registry.**
9. **Non-exclusive easements, reservations and maintenance obligations in connection with the Joint Driveway Agreement between UCC Living Centers, Inc. and United Church Retirement Homes, Inc. recorded in Book 1788, Page 476, Orange County Registry.**
10. Easements and/or Rights of Way to Piedmont Electric Membership Corporation recorded in Book 1761, Page 533; and Book 1761, Page 536, Orange County Registry.
11. Deed of Easement to Orange Water and Sewer Authority recorded in Book 1748, Page 74; and Book 1748, Page 80, Orange County Registry.
12. Easement and/or Right of Way to University of North Carolina recorded in Book 137, Page 235, Orange County Registry.
13. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.
14. Use Agreement with the Secretary of Housing and Urban Development recorded in Book 1571, Page 278, Orange County Registry. [only affects Easement Tract]