

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by Gary Berman, attorney (without title search)

Return to Grantee

Excise tax \$1,980.00

Grantor's mailing address: 342 Beacon Street, Chestnut Hill, MA 02467

Grantee's mailing address: 724 Gimghoul Road, Chapel Hill, NC 27514

PINs: 9788169450 and 9788169357 *μ*

No part of the property conveyed by this deed is the Grantor's primary residence.

THIS DEED, dated September 20, 2019, is from 405 W. Franklin LLC, a Massachusetts limited liability company, herein called the Grantor, to Ever Chapel Hill LLC, a North Carolina limited liability company, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the land lying in Orange County, North Carolina, and more particularly described on Exhibit "A," which exhibit is attached hereto and is herein incorporated by reference.

Submitted electronically by Weatherspoon & Voltz LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

(The Grantor acquired the above-mentioned real estate by deed recorded in Book 6111, page 301, Orange County Registry.)

TO HAVE AND TO HOLD the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to all recorded exceptions.


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed.

405 W. FRANKLIN LLC, a Massachusetts limited liability company

by:  (SEAL)
Marcel Sander, Manager

State/Commonwealth of Massachusetts, County of MIDDLESEX

I, FADJOLA BRAHIMI, a notary public of the aforesaid state and county, certify that Marcel Sander personally came before me this day and acknowledged that he is the manager of 405 W. Franklin LLC, a Massachusetts limited liability company, and that by authority duly given and as an act of said limited liability company, he has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 20th day of September 2019.


Notary Public

My commission expires: 10/17/2025



FADJOLA BRAHIMI
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct. 17, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

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.