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20170323000053900 DEED
Bk:RB6279 Pg:129
03/23/2017 10:10:07 AM 1/5

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$6000.00

MB

Excise Tax \$6,000.00

Prepared by Kennon Craver, PLLC, 4011 University Dr. #300 Durham, NC 27707
Return to Grantee

PIN: 9778-87-7567.001 JB

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this 17th day of March, 2017, by and between:

GRANTOR: SHELTON STATION, LLC, a North Carolina limited liability company
100 Timberhill Pl., Ste. 100
Chapel Hill, NC 27514

and

GRANTEE: THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL FOUNDATION,
INC., a North Carolina nonprofit corporation
306 South Building
CB 1000
Chapel Hill, NC 27599

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context).

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 condominium unit lying and being in Orange County, North Carolina, and being more particularly described as follows (the "Property"): **See Exhibit A attached hereto and incorporated by reference.**

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



AND THE GRANTOR covenants with the Grantee that the Grantor is seized of the property described above in fee simple and has the right to convey the aforesaid property in fee simple, that title thereto is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title thereto against the lawful claims of all persons whomsoever except for the exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of the Grantor.

(signature and acknowledge page follows)



IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

Shelton Station, LLC (seal)

By: Legacy Real Property Group, LLC, its Manager

By: [Signature]
Name: MARK E MOSHIER
Title: MANAGER

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Mark E. Moshier
(name of person signing in blank)

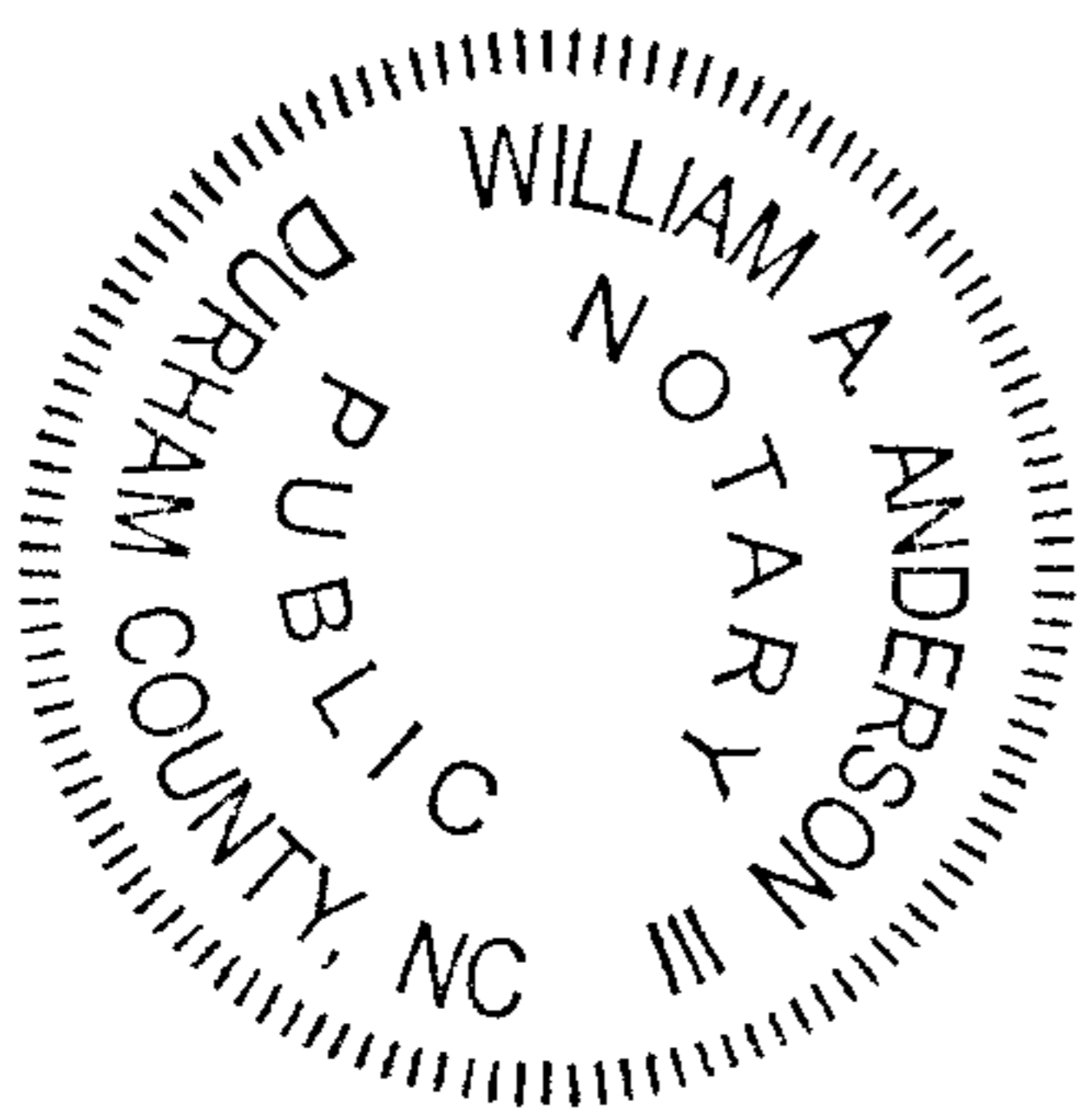
Date: 3/17/17

[Signature]
Notary Public

Print Name: William A. Anderson

My commission expires: 2/2/19

[Official Seal]



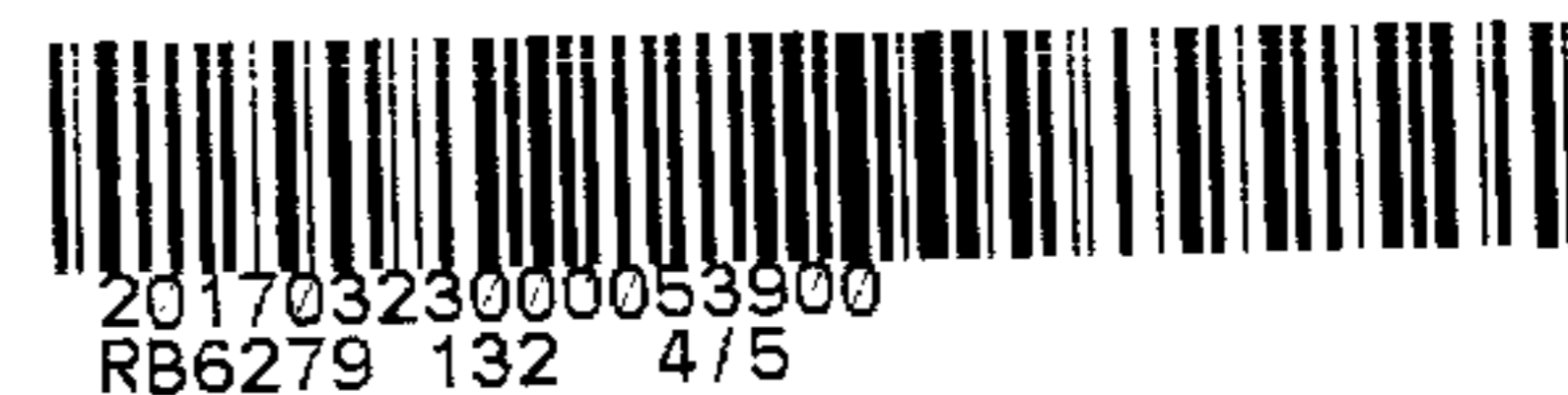


EXHIBIT A
Legal Description

BEING all of the following Unit 1 of Shelton Station Condominium as described in the Declaration of Shelton Station Condominium recorded in Book 6276, Page 533, Orange County Registry (the "Declaration"), and on the plats and plans of Shelton Station Condominium recorded in Plat Book 116, Pages 180 through 182, Orange County Registry, TOGETHER WITH (i) an undivided interest in the Common Elements of Shelton Station Condominium as more particularly set forth in the Declaration, and (ii) the Limited Common Elements appurtenant to such unit as more particularly described in the Declaration.



EXHIBIT B
Title Exceptions

1. Matters shown on plats recorded in Plat Book 114, Page 95 and Plat Book 107, Page 123, Orange County Registry;
2. Ordinance Amending Zoning recorded in Book 5336, Page 205, Orange County Registry;
3. Town of Carrboro Conditional Use Permit recorded in Book 5708, Page 507, Orange County Registry, as amended by Town of Carrboro Conditional Use Permit Minor Modification recorded in Book 6248, Page 407, Orange County Registry;
4. Deed of Easement to Department of Transportation recorded in Book 337, Page 265; Orange County Registry;
5. Sewer easement recorded in Book 224, Page 901, Orange County Registry;
6. Easement in favor of Duke Energy Carolinas, LLC recorded in Book 6207, Page 561, Orange County Registry; and
7. Reciprocal Easement Agreement for Shelton Station recorded in Book 6276, Page 519, Orange County Registry.
8. Declaration of Shelton Station Condominium recorded in Book 6276, Page 533, Orange County Registry, and on the plats and plans for Shelton Station Condominium recorded in Plat Book 116, Pages 180 through 182, Orange County Registry.
9. Ad valorem taxes for 2017 and subsequent years.
10. Matters that would be disclosed by a current and accurate survey.
11. Zoning and land use regulations.