



EE
AW

20171218000245720 DEED
Bk:RB6403 Pg:276
12/18/2017 02:47:47 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$2550.00

AW

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,550.00

Parcel Identifier No. 9788052979 Verified by AK County on the ___ day of ___, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC

Brief description for the Index: 412 E. Main Street, Carrboro, NC 27510

THIS DEED made this 18th day of December 2017, by and between

GRANTOR

GRANTEE

Shefte Main St., LLC,
a North Carolina limited liability company

412 East Main, LLC,
a North Carolina limited liability company

ADDRESS: 3948 Western Blvd.
Raleigh, NC 27606

ADDRESS: 1974 Sterling Road
Charlotte, NC 28209

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 or parcel of land situated in the City of Carrboro, Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1600, Page 467, Orange County Registry.

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

A map showing the above described property is recorded in Plat Book ___, Page ___, Orange County Registry.

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 Submitted electronically by "Chicago Title-NC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

And the Grantor covenants with the 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:

1. Ad valorem taxes for 2018 and subsequent years;
2. Zoning ordinances affecting the property;
3. Matters that would be disclosed by a current and accurate survey;
4. Easements, restrictions and conditions of record.

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

Shefte Main St., LLC (SEAL)

By: *Gale Ebert*
Gale Ebert, Manager

State of North Carolina - County of Durham
I, the undersigned Notary Public of the County of Durham and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that (s)he sign the foregoing document: Gale Ebert

Witness my hand and Notarial stamp or seal this 15th day of December, 2017.

My Commission Expires: 2/2/19

(Affix Seal)

William A. Anderson Notary Public
Notary's Printed or Typed Name

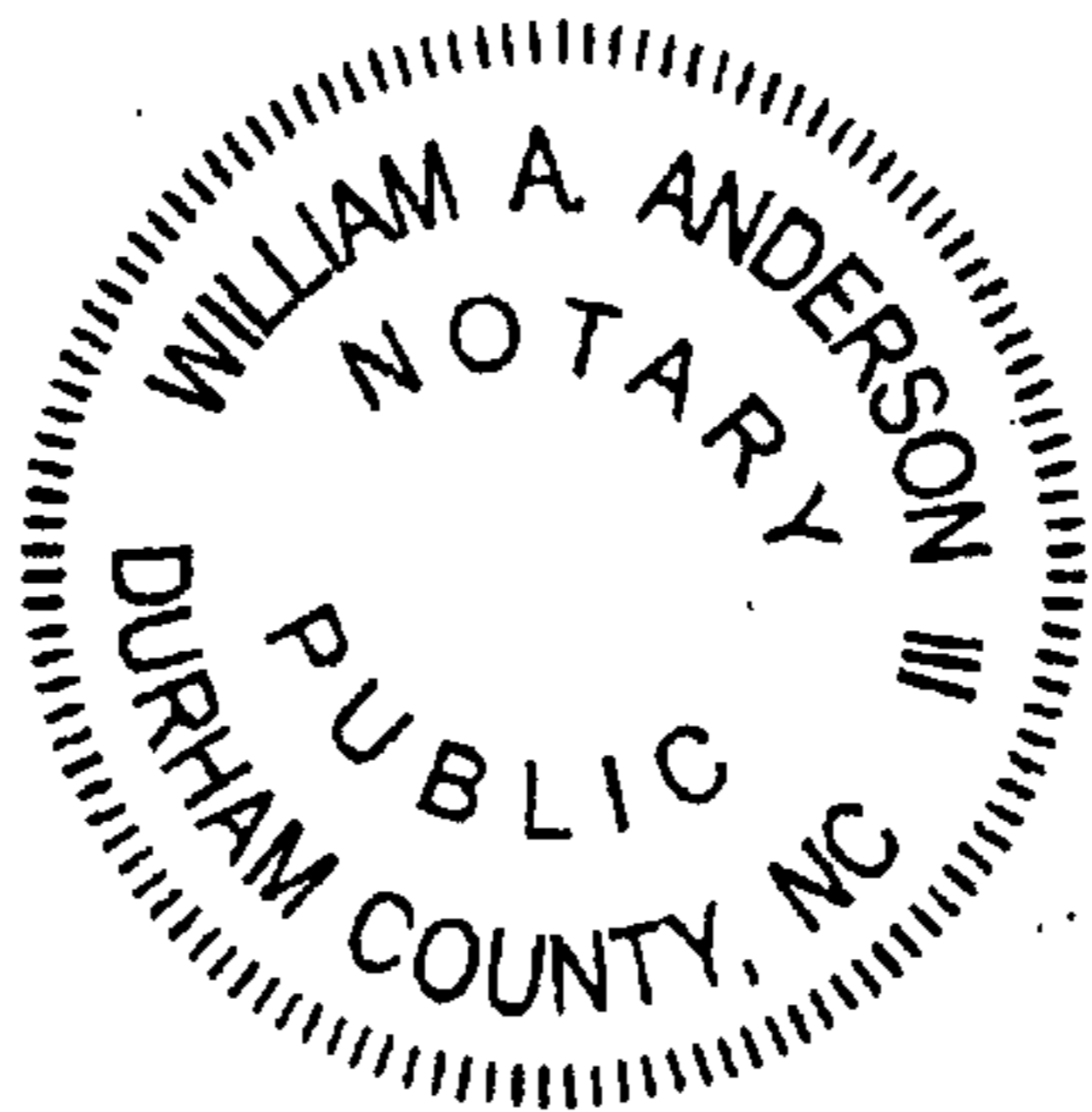


EXHIBIT A

Lying and being on the Southwest side of East Main Street in the Town of Carrboro, North Carolina, and more particularly described as BEGINNING at a new iron pipe, said new iron pipe being located on the Southwestern right of way line for East Main Street in the Town of Carrboro, North Carolina, said iron pipe being located Northwest 171 feet plus or minus from the center line of Merrit Mill Road; thence from said established beginning point South 69° 23' West 233.23 feet along the common property line of Ram Food Service, Inc., and now or formerly the Degrafenreidt property to an existing iron pipe, a corner for the property described herein and that of now or formerly Frank Brewer Heirs; thence along the line of now or formerly Josephine Junes North 15° 27' West 128.04 feet to an existing pipe, a corner; thence along the property line of Church of God North 74° 33' East a distance of 153.64 feet to a new iron pipe located on the Southwestern right-of-way line for East Main Street in the Town of Carrboro, North Carolina, a corner; thence along said Southwestern right-of-way line South 51° 21' East 93.89 feet to a new iron pipe on said right of way line; thence a course CH: South 52° 48' East 38.91 feet to the new Iron pipe, the place and point of BEGINNING.

This being a 0.53 acre lot as per "As Built Survey - Property of Ram Food Service, Inc., East Main Street, Carrboro, N.C.", prepared by Castleberry - Edgerton Company, Consulting Engineers, Raleigh, North Carolina, dated March 20, 1980, and being the identical property conveyed to Ram Food Services, Inc. by deed recorded in the office of the Register of Deeds of Orange County, North Carolina, in Book 294, page 667. Reference is hereby made to said survey for purposes of further and better description of the property described herein above.

The above-described property is subject to easements, restrictions, and conditions of record, easements or restrictions visible upon the ground, or apparent from the aforementioned survey.

