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Doc No: 30055289  
Recorded: 08/23/2021 01:45:19 PM  
Fee Amt: \$26.00 Page 1 of 5  
Excise Tax: \$1,650.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK 6740 PG 2201 - 2205 (5)

*James Alan Bontemps*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 1,650.00

Parcel Identifier No.: PIN 9788-16-4155 and 9788-16-4172 *HC*

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2021

By: \_\_\_\_\_

This instrument was prepared by: **Bagwell Holt Smith P.A. (CAC) (without title examination)**

Grantee's address (return to): 104 Glendale Dr., Chapel Hill, NC 27514

THIS DEED is made this 16 day of August, 2021, by and between

GRANTOR	GRANTEE
<b>Eliadis Properties II, LLC,</b> a North Carolina limited liability company  2844 Hawthorn St. San Diego, CA 92104-5522	<b>DDIC Productions, LLC,</b> a North Carolina limited liability company  104 Glendale Dr. Chapel Hill, NC 27514

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in the **Town of Chapel Hill, Orange County, North Carolina** and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

All or a portion of the Property does not include the primary residence of a grantor.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever, together with any and all improvements, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, in fee simple.

Grantor covenants with 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 limitations, covenants, easements, conditions and restrictions set forth in Exhibit B attached hereto and incorporated herein by reference.

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

**Eliadis Properties II, LLC,**  
a North Carolina limited liability company

By: Helen E. Eliadis  
Print Name: HELEN E. ELIADIS  
Title: MANAGER, ELIADIS PROPERTIES II

STATE OF California  
COUNTY OF San Diego

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document on behalf of **Eliadis Properties II, LLC**, a North Carolina limited liability company: HELEN E. ELIADIS.

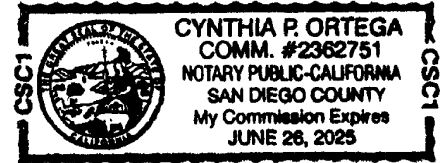
Cynthia P. Ortega  
Official Signature of Notary Public

Date: 08/16/2021

Cynthia P. Ortega, Notary Public  
Notary's Printed or Typed Name, Notary Public

(Official Seal)

My commission expires: 06/26/25



### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of SAN DIEGO)

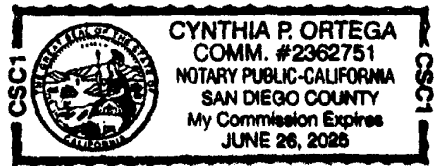
On 08/16/2021 before me, CYNTHIA P. ORTEGA, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared HELEN E. ELIADIS  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Cynthia P. Ortega* (Seal)



**EXHIBIT A**Tract One:

BEING all that certain tract of land together with all the improvements thereon, situated, lying and being in the Town of Chapel Hill, North Carolina, and more particularly described as BEGINNING at a stake in the West property line of McDade Avenue, which point is established by measuring South 27 degrees East for 50 feet from the southwestern intersection of the said McDade Avenue and Franklin Street; running thence along the West property line of the said McDade Avenue South 27 degrees East for 80 feet to a stake; thence South 64 degrees West for 52.5 feet to a stake in the line of the Baptist Church lot; thence along the East line of the said Baptist Church lot North 27 degrees West for 80 feet to a stake in the South line of a former 10-foot alley; thence along the South line of said 10-foot alley North 64 degrees East 52.5 feet to the point and place of BEGINNING, together with all the right, title, and interest of the parties of the first part in and to that portion of the said 10-foot alley adjoining property now owned by parties of the second part and lying between the Easternmost and Westernmost lines extended of said property.

Tract Two:

BEING all that certain tract of land together with all the improvements thereon, situated, lying and being in on the South side of Franklin Street in the Town of Chapel Hill, North Carolina, and more particularly described as BEGINNING at a stake in the South property line of Franklin Street, the Northeast corner of the property of The Bank of Chapel Hill, formerly the Rock Hill Baptist Church property; running thence along the South property line of Franklin Street North 64 degrees East for 26.1 feet 1 inch to the center of the division wall between the store building on the property herein conveyed and the store building on the property of Ruth D. Patterson; running thence along the center of the said wall South 27 degrees East for 40 feet to the North property line of a 10-foot alley; running thence along the North property line of the said Bank's property; running thence with its line North 27 degrees West for 40 feet to the point and place of BEGINNING, together with all party wall rights and the right to use the said 10-foot alley as an entrance to McDade Avenue and Franklin Streets.

Tract Three:

BEING all that portion of the 10-foot alley hereinabove referred to, lying between the Easternmost and Westernmost lines extended of that certain tract of land described above as Tract Two.

**EXHIBIT B****Exceptions to Title**

1. Taxes and assessments for the year 2022, and subsequent years, a lien not yet due and payable.
2. Matters shown on plat of survey recorded in 123 at Page 167, Orange County Registry.
3. Rights of adjoining lot owners to the lateral support and encroachment of the party walls situate outside lot lines.
4. Memorandum of Lease in favor of Lantern, Inc. recorded in Book 6179 at Page 167, Orange County Registry.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on Property onto adjoining lands, and encroachments onto the Property of existing improvements located on adjoining lands.