

46014
JAH

Excise Tax: \$4,000.00

PIN: 9799-²⁴245-5059 *Ob*

This instrument was prepared by: G. Mattern York, York Kimble Law, PLLC

Mail after recording to: Grantee

Brief description for the Index: 450 S. Elliott Road - Chapel Hill

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 25 day of April, 2022 by and between

GRANTOR	GRANTEE
488 PROPERTIES, INC., <i>a New York corporation</i>	450 S. ELLIOTT RD, INC., <i>a North Carolina corporation</i>
510 Meadowmont Village Circle, PMB #245 Chapel Hill, NC 27517	15 Laura Lane, Suite 300 Thomasville, NC 27360

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 Orange County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

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

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 4453, Page 7, Orange County Registry.

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


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.

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, except for the exceptions hereinafter stated.

1. Ad valorem taxes for 2022 and subsequent years.
2. Easements, rights-of-way, covenants, restrictions and other matters of record.
3. Such matters as would be shown by a current and accurate survey of the subject property.

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

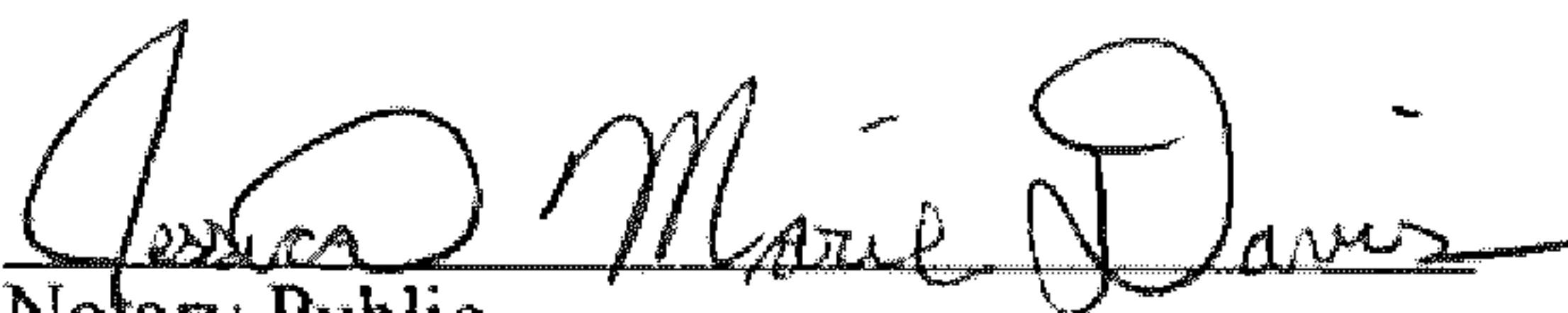
488 PROPERTIES, INC.,
a New York corporation

By: 
Name: Matthew Ferber
Title: Vice President

STATE OF NORTH CAROLINA, COUNTY OF ORANGE

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: **Matthew Ferber**.

Date: April 25, 2022


Notary Public

Print Name: Jessica Marie Davis

My commission expires: March 15, 2025

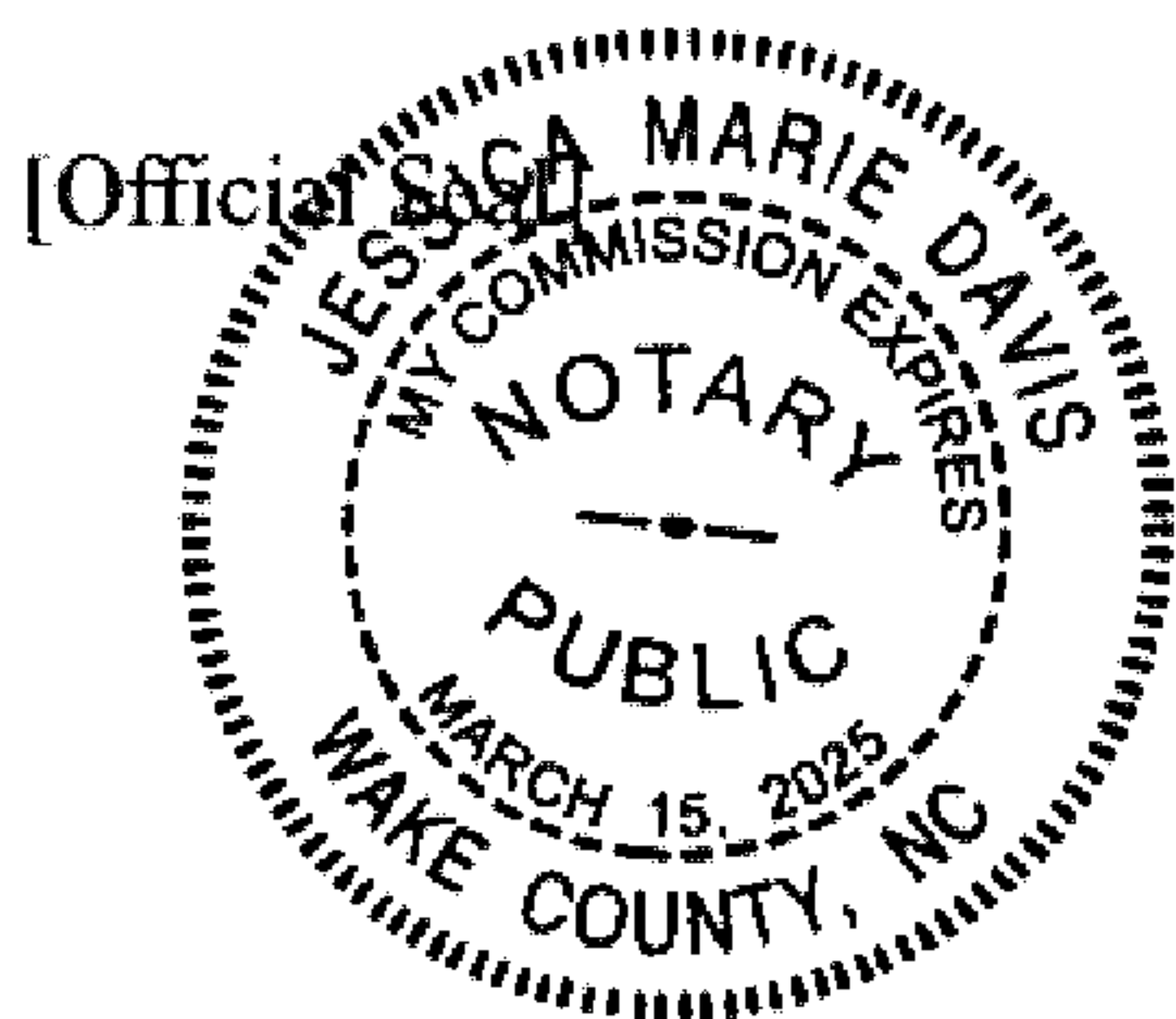


EXHIBIT A

Legal Description

450 S. Elliott Road, Chapel Hill, North Carolina

BEGINNING at an iron pin, said iron pin being located in the western right-of-way line of Highway U.S. 15-501 By-pass and also being the southeast corner of the tract of land belonging to E & E Developers, Inc., said iron pin also being the northeast corner of Womble property; thence with the northern line of the Womble property South 89 degrees 14 minutes 21 seconds West 597.57 feet to an iron pin, a corner of the Womble property; thence continuing with the Womble line North 78 degrees 14 minutes 49 seconds West 13.37 feet to a point; thence North 11 degrees 45 minutes 05 seconds East 10.00 feet to a point in the southern right-of-way line of Elliott Road; thence in an easterly direction with a circular curve to the left having a radius of 252.73 feet for an arc distance of 255.03 feet (chord length 244.35 feet, chord bearing North 72 degrees 50 minutes 42 seconds East) to a point; thence continuing with the southern right-of-way of Elliott Road North 43 degrees 56 minutes 11 seconds East 93.61 feet to a point; thence continuing with the right-of-way line of Elliott Road with the arc of a circular curve to the right, having a radius of 191.89 feet and an arc length of 194.25 feet, (chord length of 186.07 feet, chord bearing North 72 degrees 56 minutes 10 seconds East) to a point; thence continuing to the right-of-way line to Elliott Road South 78 degrees 03 minutes 49 seconds East 170.50 feet to a point in the western right-of-way line of U.S. 15-501 Bypass; thence with the right-of-way line of 15-501 By-pass South 11 degrees 56 minutes 11 seconds West 167.00 feet to the point of Beginning.

SAVE AND EXCEPT the right-of-way conveyed to the Town of Chapel Hill pursuant to that certain deed recorded in Book 6762, Page 159, in the Office of the Register of Deeds of Orange County, North Carolina