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**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1,450.00

Parcel Identifier: 9788-16-3326 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_ *TH*

Mail/Box to: Grantee, at 29 Whitley Drive, Chapel Hill, NC 27517-5648

This instrument was prepared by: Thomas R. Holt, Attorney at Law (without benefit of title examination or tax advice)

Brief description for the Index: 454 W. Franklin Street

THIS DEED made effective as of the \_\_\_\_ day of June, 2022, by and between

GRANTOR	GRANTEE
HOLLAND PROPERTIES, LLC, a North Carolina limited liability company	PHAT FOODS HOLDINGS, LLC, a North Carolina limited liability company
Mailing address: 608 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514	Property address: 456 W. Franklin Street Chapel Hill, NC 27516

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, parcel of land, or condominium unit situated in **Orange County**, North Carolina, and more particularly described as follows:

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2062, Page 318, Orange County Registry.

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

Submitted electronically by "Kendall H. Page, PLLC"  
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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

HOLLAND PROPERTIES, LLC,  
a North Carolina limited liability company

By: Catherine D. Holland  
Catherine D. Holland, Managing Member

Durham County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Catherine D. Holland, Managing Member of Holland Properties, LLC

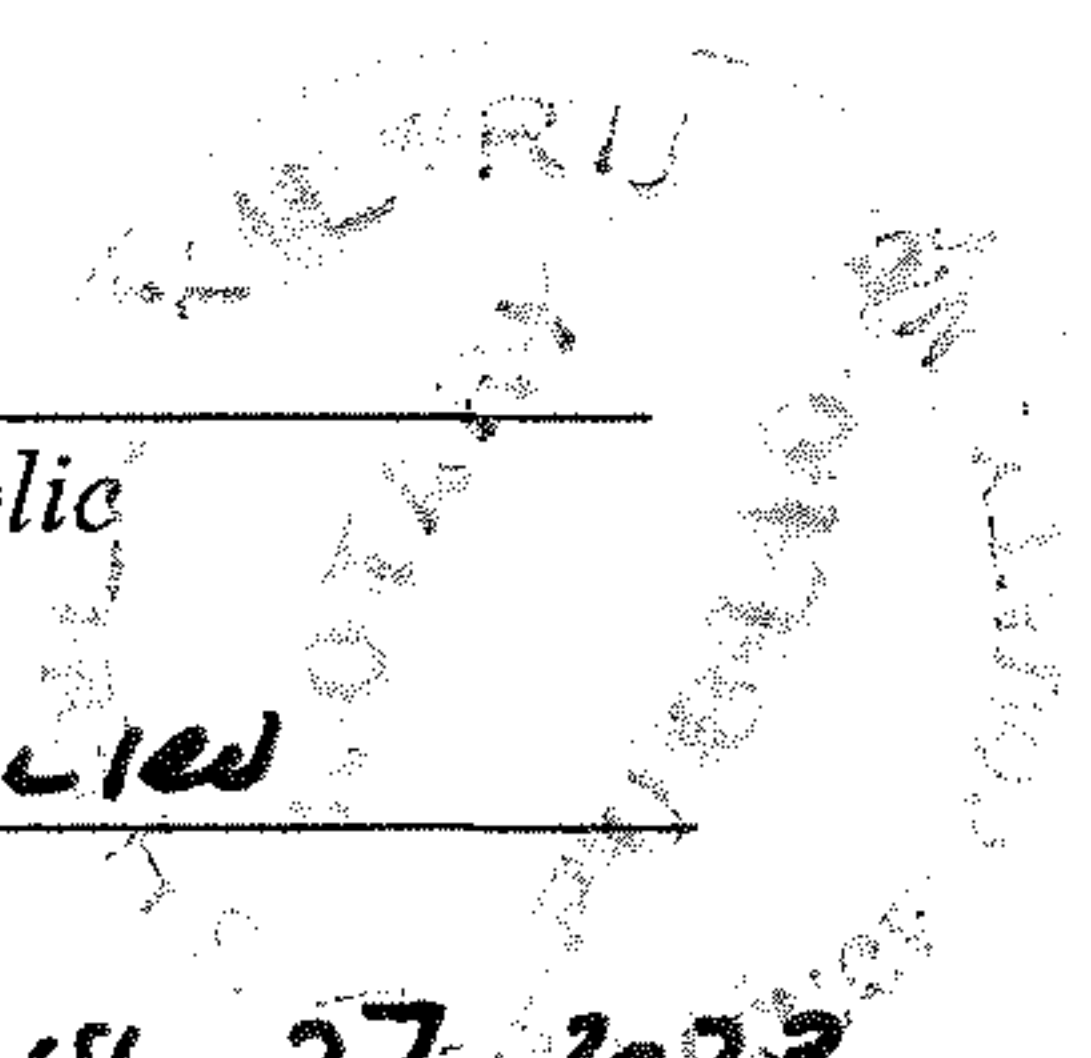
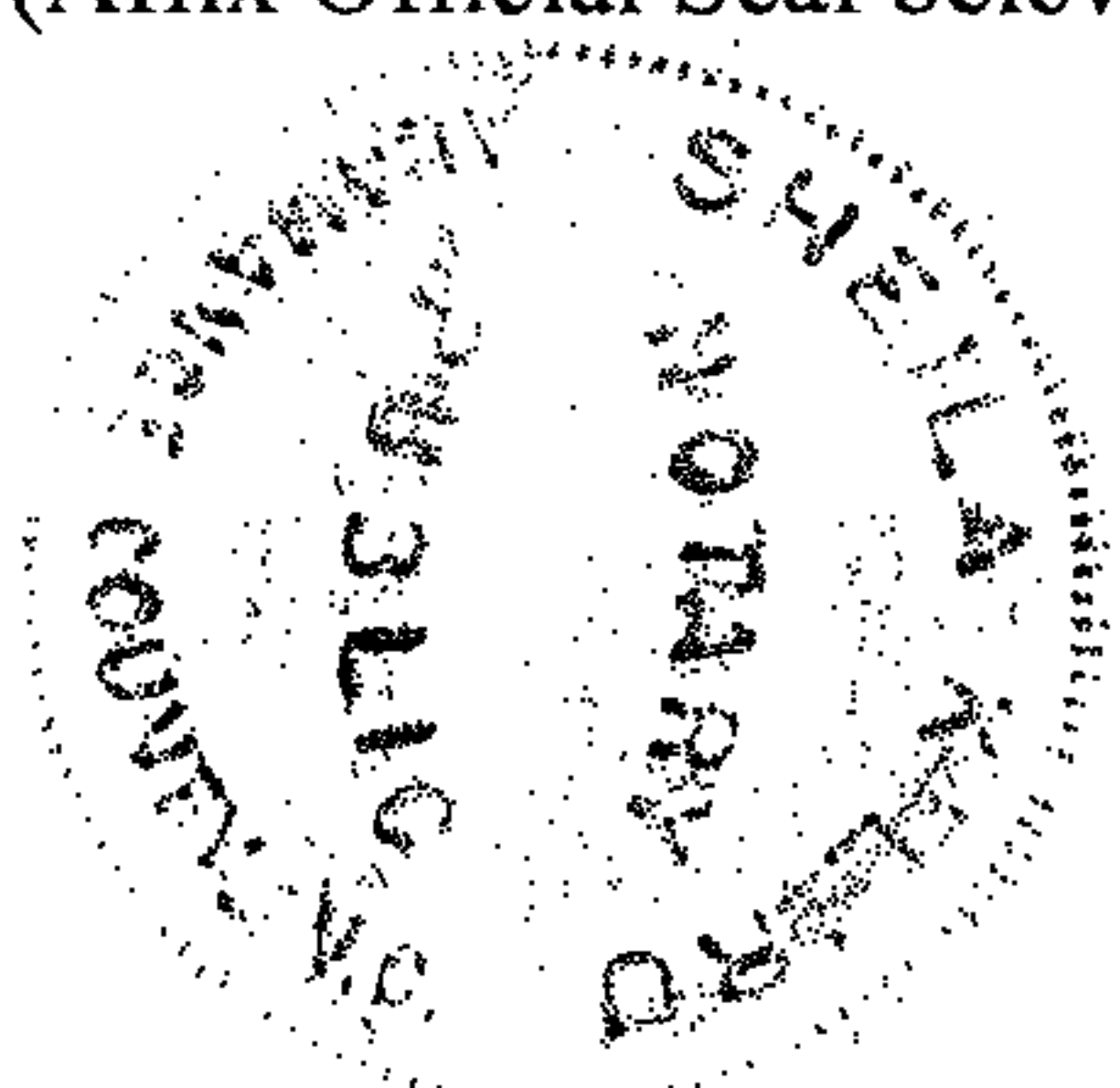
Date: June 15, 2022

(Affix Official Seal below)

Sheila Kilien  
Official Signature of Notary Public

Print Name: SHEILA KILLEN

My commission expires: August 27, 2023



## EXHIBIT A

All that certain lot or parcel of land together with the improvements thereon, situated, lying and being on the North side of Franklin Street in the Town of Chapel Hill, North Carolina, and more particularly described as BEGINNING at an iron stake in the North Property line of Franklin Street, the Southwest corner of Lot No. 3 of the Fannie McDade Property, formerly Fred Edwards' property; thence with the North property line of Franklin Street South  $67^{\circ} 40'$  West 23.23 feet to a point in the center of a wood partition wall; thence North  $22^{\circ} 25'$  West with the center line of said wall 5.43 feet to a point; running thence North  $67^{\circ} 35'$  East 0.91 feet to the center of a masonry wall; running thence along and with the center line of said masonry wall the following courses and distances: North  $22^{\circ} 25'$  West 43.49 feet to a point; thence South  $67^{\circ} 35'$  West 1.33 feet to a point; thence North  $22^{\circ} 25'$  West 30.45 feet to a point in the center of said wall, and continuing thence North  $22^{\circ} 25'$  West 20.63 feet to a point in the South side of a ten-foot alley; thence North  $67^{\circ} 40'$  East 23.80 feet to a stake; thence South  $22^{\circ} 20'$  West 100.0 feet to a stake in the North property line of Franklin Street, the point or place of BEGINNING.

There is also conveyed any party wall and alley rights and privileges appurtenant to the property herein conveyed; and the conveyance is made and accepted subject to the party wall agreements of record.