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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,430.00

Parcel Identifier: 9788-16-3306 Verified by YR County on the ___ day of _____, 20___
By: _____

Mail/Box to: Grantee

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

Brief description for the Index: 456 W. Franklin Street

THIS DEED made effective as of the 17th day of March, 2022, by and between

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

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, 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.

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

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, 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: March 14, 2022

Angela Marie Fowler
Official Signature of Notary Public

Print Name: Angela Marie Fowler

My commission expires: May 22, 2024

(Affix Official Seal below)



EXHIBIT A

Being all that certain tract or parcel of land, together with all improvements thereon, being a brick store building, situated, lying and being on the North side of Franklin Street in the Town of Chapel Hill, N.C., and being more particularly described as BEGINNING at an iron stake in the North property line of the said Street, the southeast corner of the property of Johnson, Strowd and Ward, formerly the Caldwell property, and running thence along the North property line of Franklin Street, North 66 deg. 45' East 21.5 feet to a point in the center of a division wall between the property herein conveyed and the adjoining property of S. M. Upchurch; running thence North 23 deg. 15' West and through the center of the said division wall 100 feet to an iron stake in the South Property line of a 10-foot alley; running thence along South property line of said alley, South 66 deg. 45' West 22.6 feet to an iron stake, the northeast corner of the property of Johnson, Strowd and Ward; running thence with the line of their property the following courses and distances: South 23 deg. 15' East 40 feet to a stake; thence 66 deg. 45' East 1.1 feet to a stake; and South 23 deg. 15' East 60 feet to the BEGINNING. This deed is made subject to the party wall and other easements and rights as set forth in the deed from S. M. Upchurch and wife, Margaret Upchurch, to M. J. Dawson dated November 19, 1953, and recorded in Deed Book 152, Page 78, Orange County Registry.

There is conveyed hereby any party wall and alley rights and privileges appurtenant to the property herein conveyed.