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Doc No: 30061537
Recorded: 11/18/2021 03:42:16 PM
Fee Amt: \$26.00 Page 1 of 4
Excise Tax: \$4,000.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK **6756** PG **447 - 450 (4)**

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NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,000.00
Parcel Identifier No. 9874-70-8468 *KAC*

Verified by _____ County on the _____ day of _____, 20__
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Schell Bray PLLC (HHA) 100 Europa Dr., Suite 271, Chapel Hill, NC 27517; Holly H. Alderman (without the benefit of title exam)

Brief description for the Index: Lot C, 500 Meadowlands Drive, Hillsborough, NC 27278
PB 80, Page 130, Orange County, NC

THIS DEED made this 17 day of November, 2021, by and between

GRANTOR	GRANTEE
MEADOWLAND DRIVE, LLC a North Carolina limited liability company	500 MEADOWLANDS DRIVE, LLC, A North Carolina limited liability company
403 Clayton Drive Chapel Hill, NC 27514	Attn: James W. Parker, Jr. 320 Executive Court Hillsborough, NC 27278

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 those certain lots or parcels of land situated in the Hillsborough Township, Orange County, North Carolina and more particularly described herein:

See Exhibit A attached hereto and incorporated herein by this reference.

No portion of the property herein conveyed includes the primary residence of the Grantor:

Grantor acquired title to this property pursuant to an instrument filed in Deed Book 4796, Page 82, 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.

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:

- A. Ad valorem taxes for the year 2021 and subsequent years prorated as of the date hereof.
- B. Easements, rights-of-way, restrictions and other matters of record.
- C. The Leases (as defined in that certain Agreement for Purchase and Sale of Improved Real Property dated July 24, 2021 made by and between Grantor and Grantee, as subsequently amended on September 17, 2021 and October 4, 2021 (hereinafter referred to as the "Contract").
- D. matters disclosed by a current and accurate survey and/or inspection of the Property;
- E. matters known to Grantee; and
- F. zoning ordinances and other governmental rules and regulations affecting the Property.

[signature page follows]

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

GRANTOR:

MEADOWLAND DRIVE, LLC
By: *Brian Kileff*
Brian Kileff, Manager

STATE OF NORTH CAROLINA

COUNTY OF Orange

I, Jennifer Jackson, a Notary Public for said County and State, certify that Brian Kileff personally appeared before me this day and acknowledged that he is Manager of Meadowland Drive, LLC, and acknowledged that they voluntarily executed the foregoing instrument for the purposes and in the capacity stated therein.

WITNESS my hand and notarial seal, this 16th day of November, 2021.

Jennifer Jackson
Notary Public

My commission expires:
9/27/2022
(Affix Seal)

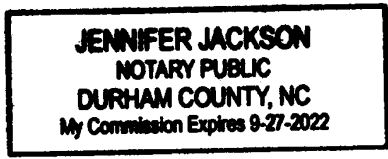


EXHIBIT A

Legal Description

PIN: 9874-70-8468

Being all of Lot C, consisting of 2.48 acres, more or less, as shown on that certain plat of survey entitled "Final Survey OENOPHILIA" by Callemyn Parker Engineering, Inc. dated February 9, 1988 and recorded in Plat Book 80, Page 130, Orange County Registry, reference to which Plat of Survey is hereby made for a more particular description.