



Doc No: 30049953  
Recorded: 06/15/2021 09:45:35 AM  
Fee Amt: \$26.00 Page 1 of 4  
Excise Tax: \$0.00  
Orange County North Carolina  
Mark Chilton, Register of Deeds  
BK 6728 PG 314 - 317 (4)

*Anna Wood*

### NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$ 0.00\*

PIN: 9788150842

This instrument was prepared by: Wyrick Robbins Yates & Ponton LLP (APM) 4101 Lake Boone Trail, Ste. 300, Raleigh, NC 27607 (PREPARED WITHOUT TITLE EXAMINATION)

*Return to Grantee*

Brief Description for the Index: Plat Book 49, Page 73, Orange County Registry.

THIS DEED made this 14<sup>th</sup> day of June, 2021, by and between:

GRANTOR	GRANTEE
<p data-bbox="329 1499 1057 1593">Franklin Junto, LLC, a North Carolina limited liability company</p> <p data-bbox="449 1659 923 1753">1617 Ephesus Church Road Chapel Hill, NC 27517</p>	<p data-bbox="1153 1499 1880 1593">NP Loden 505 Franklin, LLC, a North Carolina limited liability company</p> <p data-bbox="1257 1659 1775 1753">640 N LaSalle Drive, Suite 275 Chicago, IL 60654</p>

\*The excise stamps are paid on the Special Warranty Deed recorded from Grantor to Grantee immediately prior to this Non-Warranty Deed.

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 that certain lot or parcel of land situated in the Town of Chapel Hill, Orange County, North Carolina and more particularly described as follows:

See Exhibit A which is attached hereto and incorporated herein by reference.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4895, Page 577, Orange County Registry.

A map showing the above-described property is recorded in Plat Book 49, Page 73, Orange County Registry.

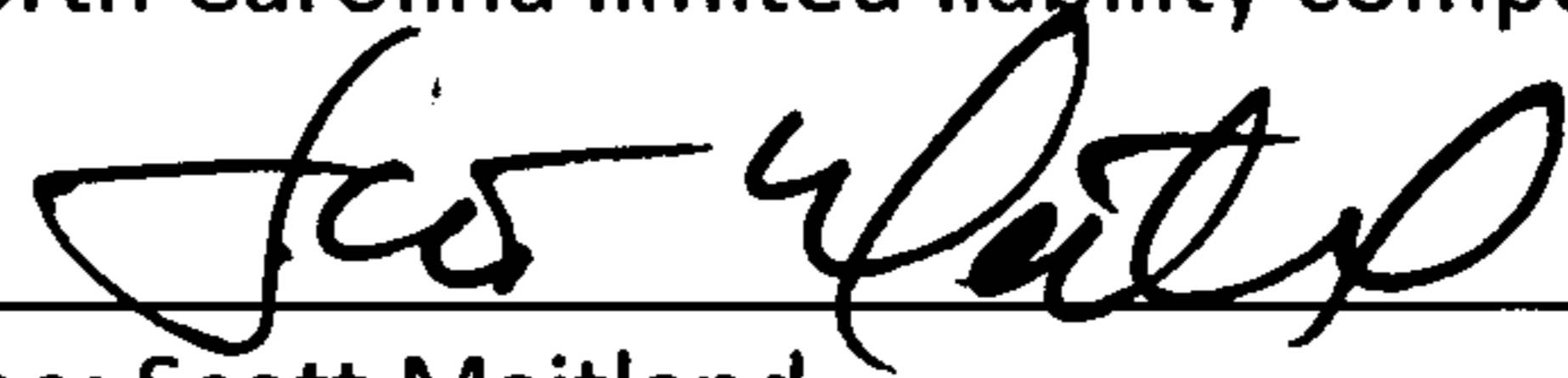
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor makes no warranty, express or implied, as to title to the aforesaid lot or parcel of land.

**(Signature page follows)**

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

**FRANKLIN JUNTO, LLC,**  
a North Carolina limited liability company

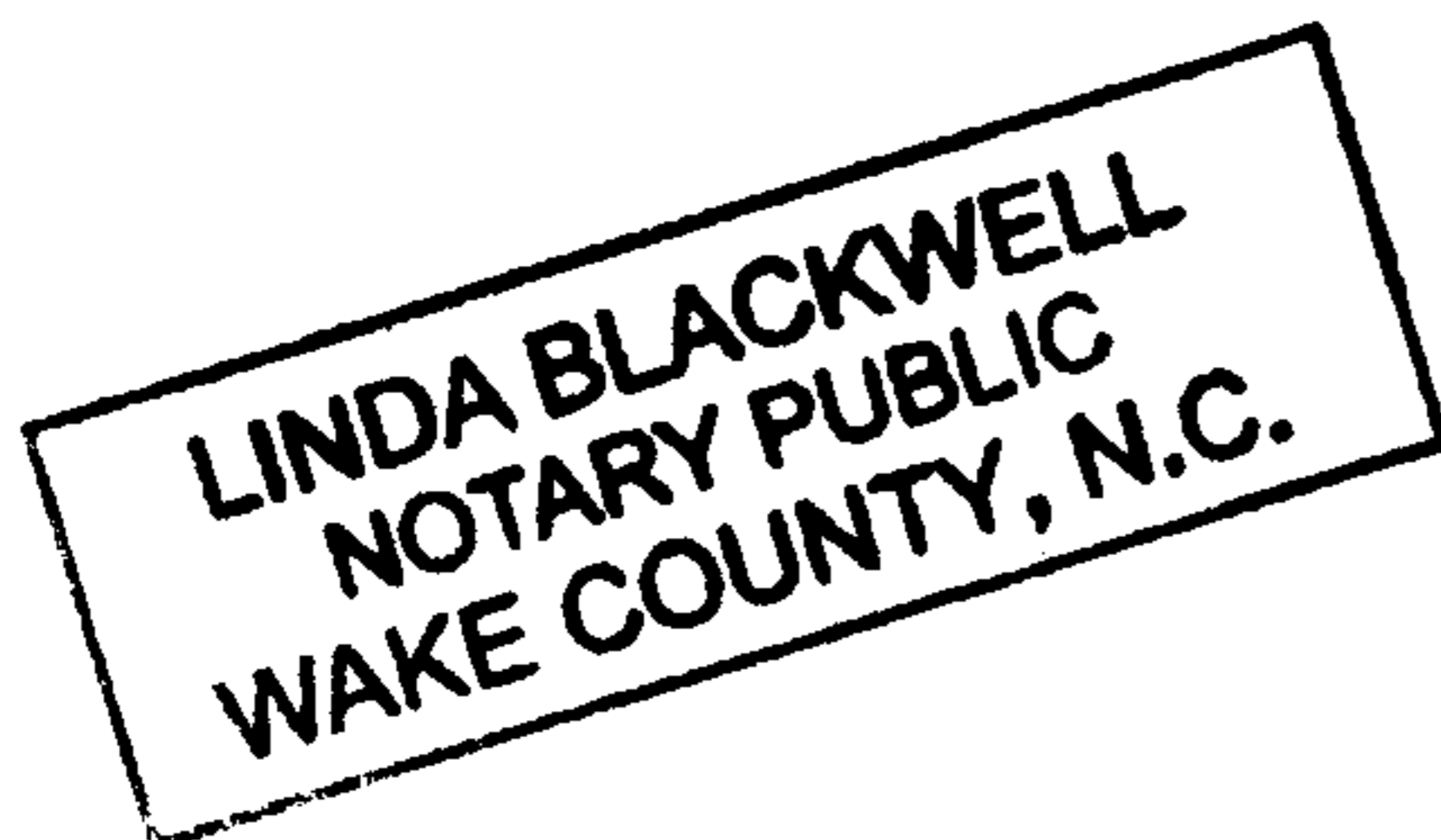
By:   
Name: Scott Maitland  
Title: Manager

STATE OF NORTH CAROLINA


COUNTY OF Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein: Scott Maitland, as Manager of Franklin Junto, LLC.

Date: June 10, 2021.



(Official Seal)

  
Notary Signature

Linda Blackwell  
Notary Printed Name

My Commission Expires: 11-15-2024

**EXHIBIT A**

## Legal Description

BEING ALL of that certain tract or parcel of land lying and being in Orange County, North Carolina, and being more particularly described as follows:

Beginning at a PK nail at the intersection of the southern right of way of W Franklin Street and the eastern right of way of S. Graham Street; thence N 64°34'45" E a distance of 99.78' to a rebar; thence S 25°29'18" E a distance of 3.68' to a computed point; thence N 64°33'21" E a distance of 0.14' to a computed point; thence S 25°27'13" E a distance of 346.57' to an iron pipe; thence S 65°24'32" W a distance of 98.96' to an iron pipe; thence N 25°36'46" W a distance of 348.82' to a PK nail, which is the point of beginning, having an area of 34,754.5 feet, 0.798 acres.