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**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$3,004.00

Parcel Identifier No.: 9788-06-7379 *PC*

Mail/Box to: Grantee

This instrument was prepared by: Ellis & Winters LLP (DLH), P.O. Box 33550, Raleigh, NC 27636

Brief description for the Index: 505 W. Rosemary St.

This Deed is made as of the 28<sup>th</sup> day of May, 2021.

**GRANTOR:**

**Kadoura Properties, L.L.C.**  
a North Carolina limited liability company  
410 West Franklin Street  
Chapel Hill, NC 27516-2313

**GRANTEE:**

**Brandwein's Bagels - CH PropCo One, LLC**  
a North Carolina limited liability company  
200 McCauley Street, Apartment C  
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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain real property situated in Orange County, North Carolina and more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "***Property***").

The property hereinabove described was acquired by Grantor by an instrument recorded in Book 6061, Page 220, Orange County Registry.

The property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: (i) the lien of *ad valorem* property taxes on the Property for 2021

**Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.**