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20171031000216490 DEED  
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**Prepared by:**  
Brooks, Pierce, McLendon,  
Humphrey & Leonard, LLP (PRJ)  
230 North Elm St., Suite 2000  
Greensboro, NC 27401  
*Return to Grantee*  
Excise Tax: \$4,534.00

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$4534.00 *aw*

Parcel ID: 9788-14-1426 *YKB*

**NORTH CAROLINA**

**ORANGE COUNTY**

**SPECIAL WARRANTY DEED**

\*Title Not Examined by Preparer

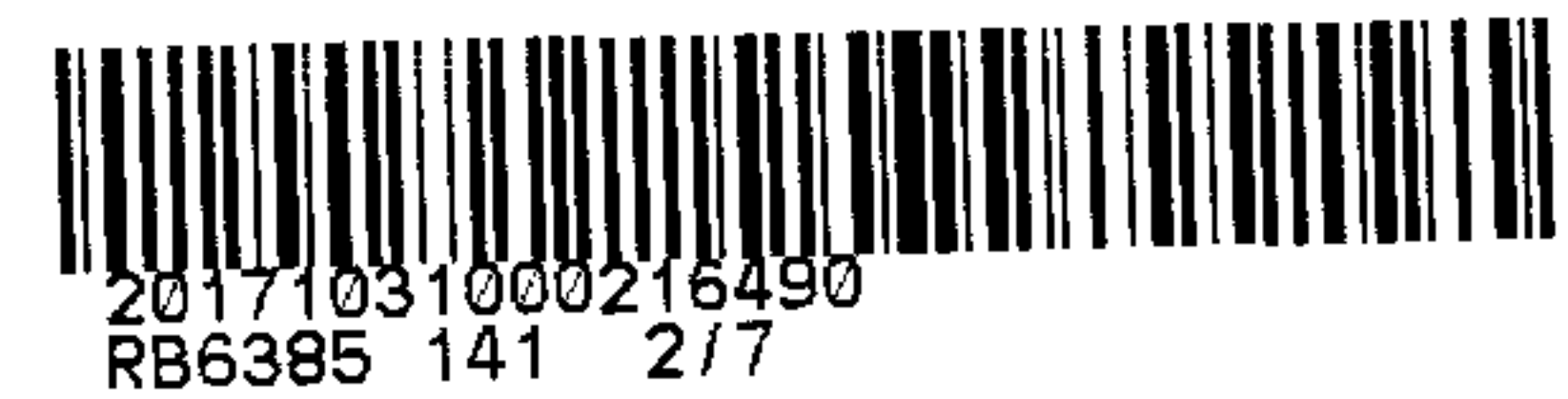
**THIS SPECIAL WARRANTY DEED**, made this 31st day of October, 2017, by and between **MMGB, LLC, a North Carolina limited liability company** (herein referred to as "Grantor"), whose address is 721 Mt. Carmel Church Road, Chapel Hill, NC 27517; and **ANTHEMUSA, LLC, a North Carolina limited liability company** (herein referred to as "Grantee"), whose address is 2934 1/2 N. Beverly Glen Circle, Ste 265, Los Angeles, CA 90077. 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. \*The Preparer makes no warranty as to the state of title to the real property conveyed herein.

**W I T N E S S E T H:**

Grantor, for valuable consideration paid to it by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee in fee simple all of its right, title and interest in and to that certain real estate situated in Orange County, North Carolina, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

**TO HAVE AND TO HOLD** the Property and all privileges and appurtenances thereunto belonging to Grantee, in fee simple forever.

Grantor covenants with Grantee that it has done nothing to impair the title to the Property as it



received and that it will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through it, except for claims related to or arising from the following exceptions: (i) current year ad valorem taxes (prorated at closing) and subsequent ad valorem taxes and assessments; (ii) easements, restrictions, covenants and rights-of-way of record; (iii) matters that would be disclosed by a survey and inspection of the Property; (iv) leases and tenant agreements affecting the Property; and (v) any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the Property.

Notwithstanding anything contained in this Special Warranty Deed to the contrary, the Property is conveyed in its “**AS IS, WHERE IS AND WITH ALL FAULTS**” condition. Grantor does not make any representation or warranty relating to any physical, environmental, health or safety conditions, existing in, on, at or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

Grantor, pursuant to N.C.G.S. Section 105-317.2, hereby certifies that the Property does not include its primary residence.

**IN WITNESS WHEREOF**, Grantor has caused this Special Warranty Deed to be signed by its duly authorized representative.

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[Signature Page Follows]



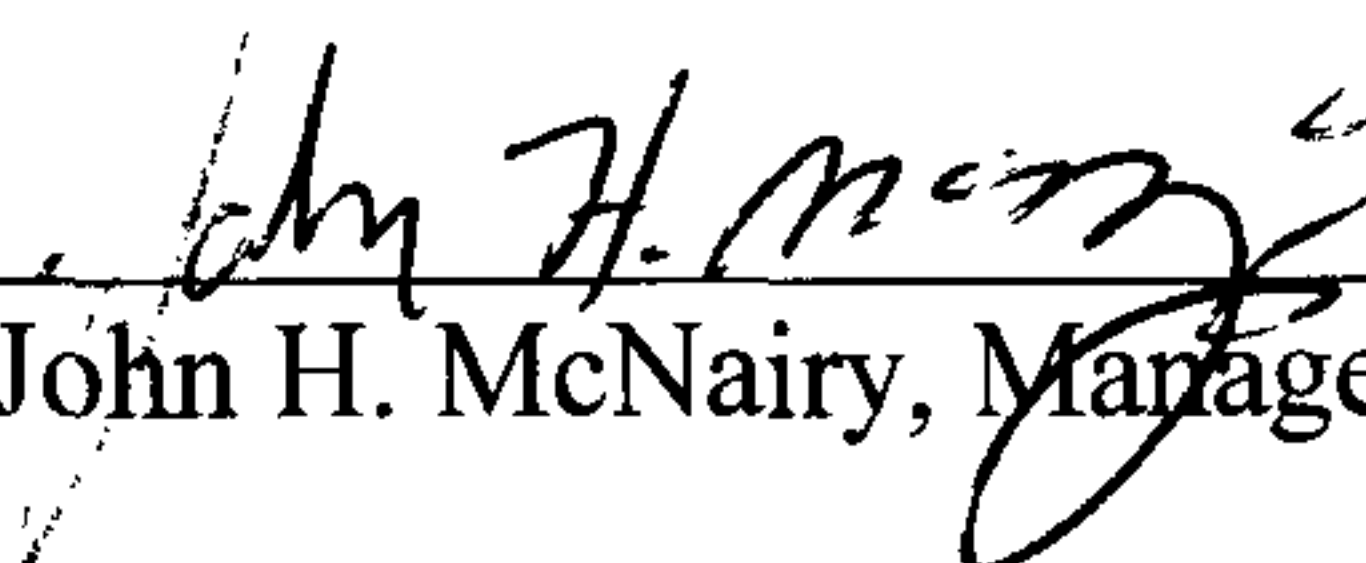
**IN WITNESS WHEREOF**, Grantor has caused this Special Warranty Deed to be signed by its duly authorized representative.

**GRANTOR:**

MMGB, LLC,  
a North Carolina limited liability company

By: True Blue Ventures, LLC,  
a North Carolina limited liability company,  
its sole member and manager

By: Socratic Partners, LLC,  
a North Carolina limited liability company,  
its member and manager

By:   
John H. McNairy, Manager

By: Kairys Holding Company, LLC  
a North Carolina limited liability company,  
its member and manager

By: \_\_\_\_\_  
Theodore Kairys, Manager

[Notary Acknowledgements on Following Pages]



**IN WITNESS WHEREOF**, Grantor has caused this Special Warranty Deed to be signed by its duly authorized representative.

**GRANTOR:**

MMGB, LLC,  
a North Carolina limited liability company

By: True Blue Ventures, LLC,  
a North Carolina limited liability company,  
its sole member and manager

By: Socratic Partners, LLC,  
a North Carolina limited liability company,  
its member and manager

By: \_\_\_\_\_  
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By: \_\_\_\_\_  
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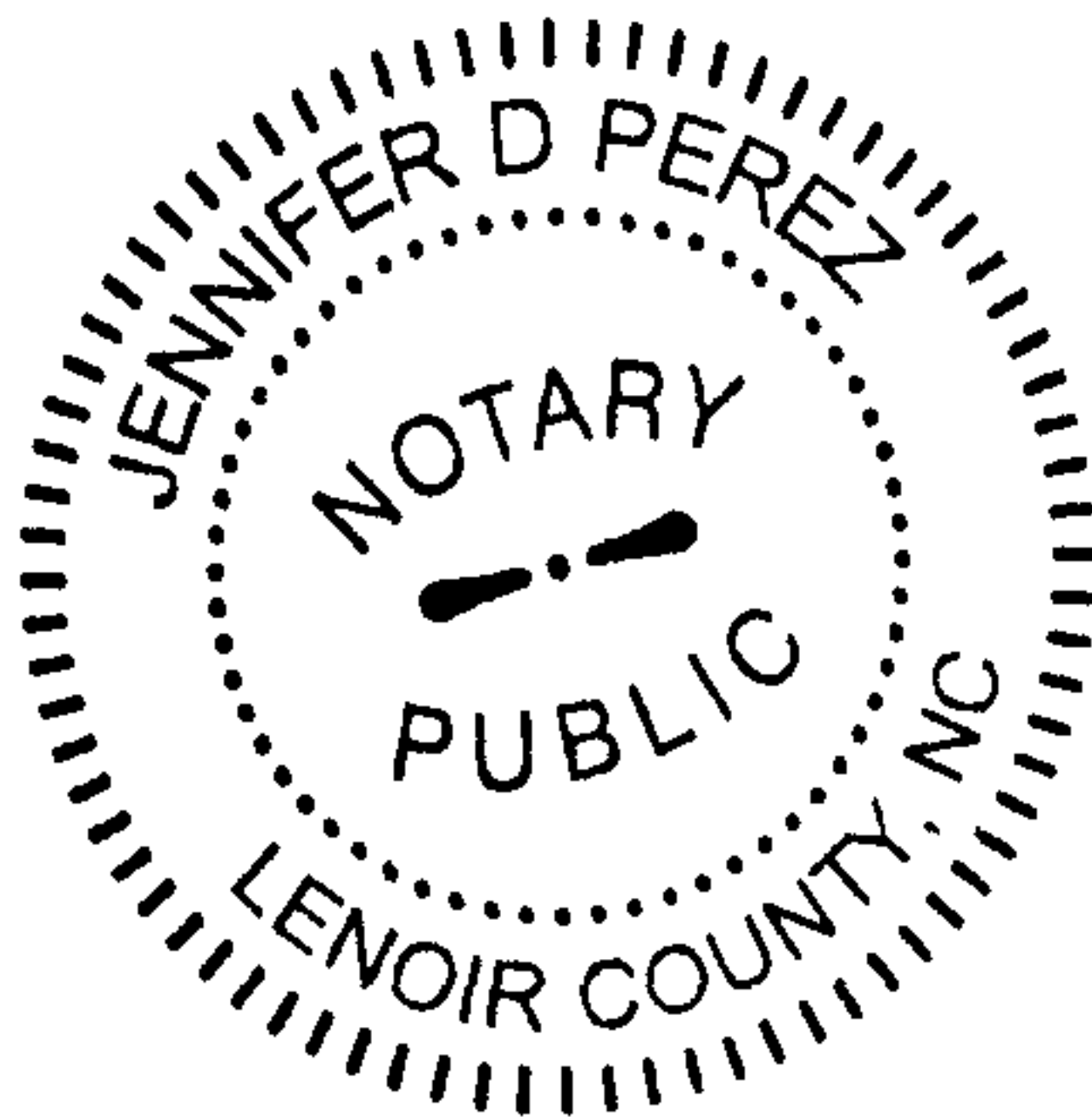
NORTH CAROLINA  
COUNTY OF Lenoir

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document in the capacity indicated.

John H. McNairy, Manager

WITNESS my hand and notarial seal, this the 30<sup>th</sup> day of October, 2017.

[Notarial Seal]



Jennifer D. Perez  
Notary Public  
Printed Name: Jennifer D. Perez

My Commission Expires: 03-29-2021



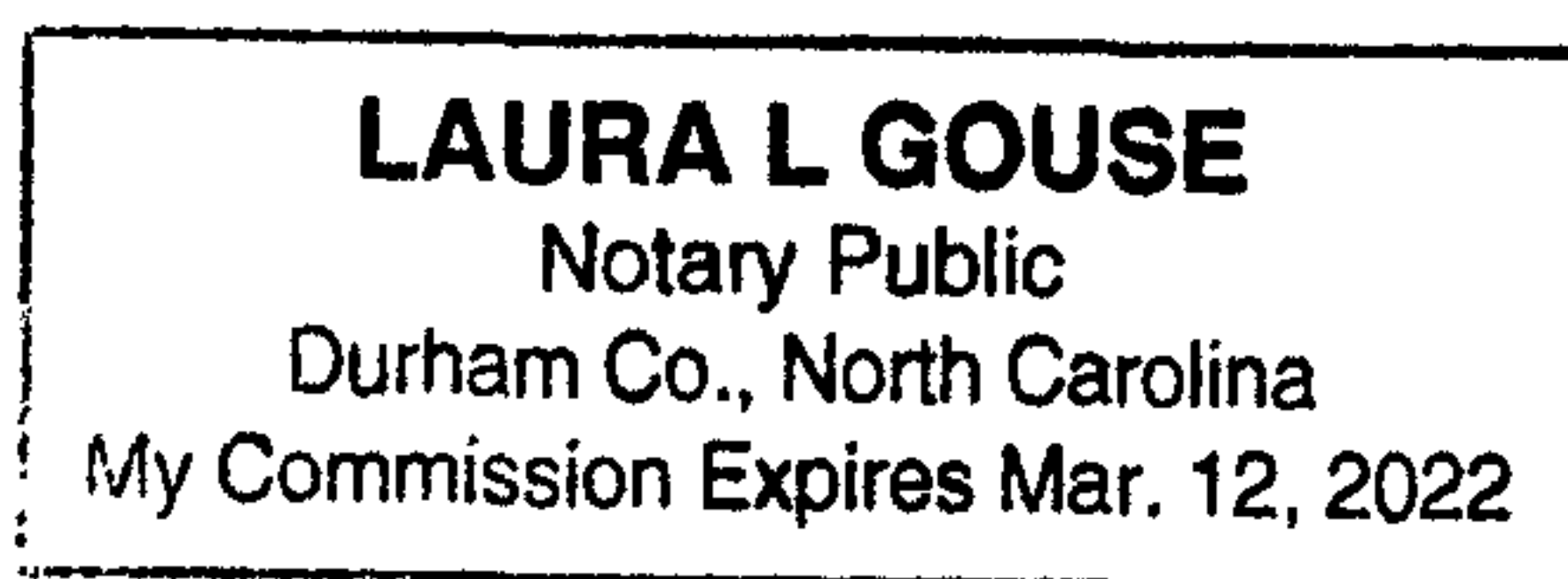
NORTH CAROLINA  
COUNTY OF Orange

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document in the capacity indicated.

Theodore Kairys, Manager

WITNESS my hand and notarial seal, this the 30 day of October, 2017.

[Notarial Seal]



Laura L Gouse

Notary Public

Printed Name: Laura L Gouse

My Commission Expires: March 12, 2022



## **EXHIBIT A**

### **The "Property"**

BEGINNING at a stake in the eastern margin of Merritt Mill Road where it intersects with McCauley Street Extension ( a 20' right-of-way); running thence with the said margin of McCauley Street North  $10^{\circ} 44' 42''$  East 18.71 feet and along the arc of a circle to the left with a radius of 611.13 feet, an arc distance of 177.65 feet to a stake in the southwestern margin of the Lee Lands; thence with the Lee Lands South  $72^{\circ} 02' 19''$  East 124.97 feet and South  $76^{\circ} 05' 19''$  East 131.39 feet to a stake and South  $82^{\circ} 34' 04''$  East 13.36 feet to a stake in the western margin of the UNC lands; thence with the said UNC lands South  $9^{\circ} 31' 50''$  West 138.31 feet to a stake; thence North  $85^{\circ} 31' 54''$  West 301.64 feet to the point and place of BEGINNING and being 1.05 acres of land according to plat and survey of Dale D. Faulkner dated 23 October 1984.

PIN: 9788-14-1426