

FILED
CHATHAM COUNTY NC
LUNDAY A. RIGGSBEE
REGISTER OF DEEDS
FILED Dec 13, 2018
AT 02:01:33 pm
BOOK 02021
START PAGE 0655
END PAGE 0662
INSTRUMENT # 12434
EXCISE TAX (None)

<i>THE GRANTOR AND THE GRANTEE CONFIRM THE EXCISE TAX IS \$0.00.</i>	PIN Nos.: 60741, 83083, 85076, 87604, 87605, 87606, 87607, 87608, 83084, 87612, 87613, 87614, 81979, 87609, 7317, 83078, 83080, 83081, 83082, 87610, 87611
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Prepared by: Parker Poe Adams & Bernstein LLP, PO Box 389, Raleigh, NC 27602

Return to: Grantee

NORTH CAROLINA NON-WARRANTY DEED

Brief Description for the Index: off Industrial Park Drive

THIS DEED made this *13th* day of *December*, 2018, by and between

GRANTOR	GRANTEE
OSAS PROPERTIES, LLC, a North Carolina limited liability company 170 Wind Chime Court Raleigh, NC 27615	PITTSBORO PLACE WEH LP, a North Carolina limited partnership c/o Halle Acquisitions, LLC 2900 Linden Lane, Suite 300 Silver Spring, MD 20910

Enter in appropriate block for each party: 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 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 of that certain lot or parcel of land situated in Chatham County, North Carolina, and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

The property described herein was acquired by Grantor by instrument recorded in Book 1829, Page 835, Chatham County Registry.

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

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

[SIGNATURE AND NOTARY PAGES FOLLOW]

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

GRANTOR:

OSAS PROPERTIES, LLC,
a North Carolina limited liability company

By: *Michael D. Clawder* (SEAL)
Print Name: Michael D. Clawder
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that Michael D. Clawder personally appeared before me this day and acknowledged that (s)he is Manager of OSAS PROPERTIES, LLC, a North Carolina limited liability company, and that (s)he, in such capacity, being authorized to do so, voluntarily signed the foregoing on behalf of the company for the purposes stated therein under seal.

Date: 12/10, 2018

By: *Robert J. Stolz*
Print Name: Robert J. Stolz
Notary Public

[SEAL OR STAMP]

My Commission Expires: 3/12/22

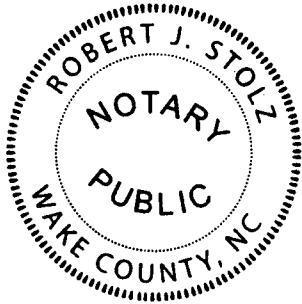


EXHIBIT A

Being all of those certain tracts or parcels of land located in Chatham County, North Carolina and more particularly described as follows:

Tract 1 (Tracts 1A, 1B, 2, 4A, 4B, 5, 6A, 6D, 6E, 7, 8, 8A, 8B, A, A2, C, C1, C2, & C3)

Beginning at an existing iron pipe at the southeast right of way intersection of Industrial Drive and U.S. Highway 64 Business (150-Foot Public R/W), said iron pipe being located South 89°22'21" West a grid distance of 1,056.30 feet from N.C.G.S. Monument "GUNTER" having the following NAD 83(2011) Coordinates N=716,792.36 E=1,954,320.02, thence from the beginning with the southern right of way of U.S. Highway 64 Business the following two(2) South 86°30'48" East a distance of 7.49 feet to an existing iron pipe, thence South 85°33'24" East a distance of 34.42 feet to an iron pipe, said iron pipe being the northwesternmost common corner of lands now or formerly owned by State Employees Credit Union as recorded in Deed Book 1224, Page 583 and depicted on a plat recorded in Plat Book 2005, Page 399 of the Chatham County Registry, thence leaving said right of way with the common line of State Employees Credit Union the following four (4) calls South 21°39'19" West a distance of 539.33 feet to an existing 1 inch diameter iron pipe, thence South 62°59'17" East a distance of 246.26 feet to an existing iron pipe, thence North 31°29'17" East a distance of 374.63 feet to an iron pipe, thence North 03°48'45" East a distance of 274.95 feet to an existing 1 inch diameter iron pipe on the southern right of way of U.S. Highway 64 Business (150-Foot Public R/W), thence with said right of way the following three (3) calls South 84°31'57" East a distance of 141.81 feet to an existing 3/4 inch diameter iron pipe, thence South 83°29'28" East a distance of 289.02 feet to an existing 3/4 inch diameter iron pipe, thence South 82°10'22" East a distance of 209.47 feet to an existing 3/4 inch diameter iron pipe, said iron pipe being the northwesternmost common corner of lands now or formerly owned by Michael H. White and Debbie J. White as recorded in Deed Book 827, Page 876 and depicted on a plat recorded in Plat Book 2006, Page 525 of the Chatham County Registry, thence with the common line of Michael H. White and Debbie J. White the following two (2) calls South 07°42'13" West a distance of 1800.26 feet to an existing 1/2 inch diameter iron pipe, thence South 82°55'49" East a distance of 19.60 feet to an iron pipe, said iron pipe being the common corner of another tract now or formerly owned by Michael H. White and Debbie J. White as recorded in Deed Book 827, Page 876 of the Chatham County Registry, thence with the common line of Michael H. White and Debbie J. White South 07°42'58" West a distance of 535.67 feet to an existing 1 inch diameter iron pipe, said iron pipe being the common corner of another tract now or formerly owned by Michael H. White and Debbie J. White as recorded in Deed Book 460, Page 24 of the Chatham County Registry, thence with the common line of Michael H. White and Debbie J. White South 10°16'56" East a distance of 299.33 feet to an existing 3/4 inch diameter iron pipe, said iron pipe being the northeasternmost common corner of lands now or formerly owned by Altadore Investments, LLC as recorded in Deed Book 1218, Page 896 and depicted on a plat recorded in Plat Book 2005, Page 337 of the Chatham County Registry, thence leaving the common line of Michael H. White and Debbie J. White with the common line of Altadore Investments, LLC the following three (3) calls North 89°58'43" West a distance of 662.74 feet to a point, thence South 00°02'43" East a distance of 1020.66 feet to an existing iron pipe, thence North 89°59'57" East a distance of 844.81 feet to an existing iron pipe, said iron pipe being a common corner of lands now or formerly owned by Michael H. White and Debbie J. White as recorded in Deed Book 460, Page

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24 of the Chatham County Registry, thence with the common line of Michael H. White and Debbie J. White the following two (2) calls South 10°09'40" East a distance of 214.87 feet to an existing 1 inch diameter pipe, thence South 13°38'06" East a distance of 744.93 feet to a point in the centerline of Robeson Creek, thence thence with the centerline of Robeson Creek the following one hundred and twenty calls (120) South 13°38'06" East a distance of 21.17 feet to a point, thence South 75°26'41" West a distance of 16.42 feet to a point, thence South 69°50'10" West a distance of 46.70 feet to a point, thence South 68°01'36" West a distance of 42.36 feet to a point, thence South 55°26'09" West a distance of 66.75 feet to a point, thence South 60°31'47" West a distance of 33.95 feet to a point, thence South 75°20'19" West a distance of 57.71 feet to a point, thence South 78°53'55" West a distance of 56.70 feet to a point, thence North 85°07'31" West a distance of 48.39 feet to a point, thence North 80°37'00" West a distance of 51.63 feet to a point, thence South 84°10'28" West a distance of 38.29 feet to a point, thence South 87°33'27" West a distance of 50.22 feet to a point, thence South 88°12'53" West a distance of 48.86 feet to a point, thence South 69°58'32" West a distance of 57.18 feet to a point, thence South 83°17'37" West a distance of 45.95 feet to a point, thence South 82°11'34" West a distance of 53.07 feet to a point, thence South 87°40'29" West a distance of 40.38 feet to a point, thence South 78°56'48" West a distance of 42.73 feet to a point, thence South 84°36'45" West a distance of 47.43 feet to a point, thence North 86°54'17" West a distance of 53.27 feet to a point, thence South 87°59'16" West a distance of 48.63 feet to a point, thence South 87°50'01" West a distance of 39.75 feet to a point, thence North 73°58'43" West a distance of 60.59 feet to a point, thence North 75°02'30" West a distance of 39.25 feet to a point, thence South 89°18'05" West a distance of 43.07 feet to a point, thence South 85°12'57" West a distance of 49.46 feet to a point, thence South 76°52'04" West a distance of 48.75 feet to a point, thence South 74°23'42" West a distance of 50.05 feet to a point, thence South 69°26'37" West a distance of 50.69 feet to a point, thence South 60°57'04" West a distance of 39.15 feet to a point, thence South 59°26'07" West a distance of 52.10 feet to a point, thence South 70°22'08" West a distance of 40.24 feet to a point, thence South 78°00'02" West a distance of 30.64 feet to a point, thence North 75°31'37" West a distance of 52.37 feet to a point, thence North 51°29'59" West a distance of 62.22 feet to a point, thence North 64°10'35" West a distance of 44.15 feet to a point, thence North 61°39'13" West a distance of 53.76 feet to a point, thence North 62°12'10" West a distance of 60.33 feet to a point, thence North 52°07'30" West a distance of 66.36 feet to a point, thence North 50°30'30" West a distance of 53.62 feet to a point, thence North 63°02'43" West a distance of 53.75 feet to a point, thence North 65°37'46" West a distance of 55.17 feet to a point, thence North 61°13'25" West a distance of 37.15 feet to a point, thence North 76°03'10" West a distance of 49.39 feet to a point, thence North 67°41'27" West a distance of 53.35 feet to a point, thence North 59°27'51" West a distance of 60.26 feet to a point, thence North 79°52'28" West a distance of 56.43 feet to a point, thence North 67°20'33" West a distance of 45.89 feet to a point, thence North 68°10'20" West a distance of 52.21 feet to a point, thence South 81°49'50" West a distance of 56.57 feet to a point, thence South 67°25'51" West a distance of 39.91 feet to a point, thence North 86°56'07" West a distance of 16.04 feet to a point, thence North 49°15'29" West a distance of 54.60 feet to a point, thence North 23°02'18" West a distance of 44.84 feet to a point, thence North 04°48'38" West a distance of 41.37 feet to a point, thence North 03°55'34" West a distance of 47.76 feet to a point, thence North 10°35'35" West a distance of 43.70 feet to a point, thence North 19°25'39" West a distance of 47.83 feet to a point, thence North 26°57'59" West a distance of 47.30 feet to a point, thence North 21°09'15" West a distance of 40.86 feet to a point, thence North 10°18'10" West a distance of 44.88 feet to a point, thence North 06°30'52" West a distance of 41.79 feet to a point, thence North 17°28'37" West a distance of 43.98 feet to a point, thence North 17°35'23" West a distance of 39.15 feet to

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a point, thence North 15°27'05" West a distance of 46.47 feet to a point, thence North 21°30'18" West a distance of 51.26 feet to a point, thence North 10°50'46" West a distance of 46.15 feet to a point, thence North 01°13'49" West a distance of 46.68 feet to a point, thence North 02°49'44" East a distance of 48.49 feet to a point, thence North 13°30'25" East a distance of 47.73 feet to a point, thence North 03°09'48" East a distance of 46.71 feet to a point, thence North 03°38'48" East a distance of 52.64 feet to a point, thence North 00°42'49" West a distance of 45.07 feet to a point, thence North 03°51'08" West a distance of 42.68 feet to a point, thence North 14°25'53" West a distance of 42.51 feet to a point, thence North 12°12'50" West a distance of 41.51 feet to a point, thence North 29°06'00" West a distance of 40.27 feet to a point, thence North 03°47'40" East a distance of 46.51 feet to a point, thence North 25°11'17" East a distance of 45.86 feet to a point, thence North 17°11'52" East a distance of 50.49 feet to a point, thence North 24°30'30" East a distance of 43.40 feet to a point, thence North 45°53'10" East a distance of 46.78 feet to a point, thence North 51°45'23" East a distance of 45.05 feet to a point, thence North 51°24'48" East a distance of 42.14 feet to a point, thence North 56°40'47" East a distance of 48.16 feet to a point, thence North 69°21'08" East a distance of 36.91 feet to a point, thence North 01°52'12" East a distance of 27.04 feet to a point, thence North 32°32'17" West a distance of 35.98 feet to a point, thence North 35°48'51" West a distance of 43.41 feet to a point, thence North 46°08'46" West a distance of 45.39 feet to a point, thence North 46°11'42" West a distance of 41.70 feet to a point, thence North 37°25'17" West a distance of 37.06 feet to a point, thence North 39°17'12" West a distance of 42.24 feet to a point, thence North 22°34'11" West a distance of 43.45 feet to a point, thence North 37°44'38" West a distance of 30.24 feet to a point, thence North 64°52'41" West a distance of 19.72 feet to a point, thence South 67°07'53" West a distance of 33.65 feet to a point, thence South 74°13'44" West a distance of 55.62 feet to a point, thence North 68°42'46" West a distance of 37.62 feet to a point, thence North 67°39'58" West a distance of 41.75 feet to a point, thence North 67°51'06" West a distance of 39.98 feet to a point, thence South 86°32'12" West a distance of 24.83 feet to a point, thence South 54°56'37" West a distance of 45.27 feet to a point, thence South 45°21'48" West a distance of 44.15 feet to a point, thence South 08°44'56" West a distance of 28.19 feet to a point, thence South 37°12'34" West a distance of 32.65 feet to a point, thence South 73°01'30" West a distance of 37.16 feet to a point, thence North 86°05'28" West a distance of 20.96 feet to a point, thence North 63°39'34" West a distance of 43.66 feet to a point, thence North 43°03'59" West a distance of 55.10 feet to a point, thence North 39°28'42" West a distance of 49.56 feet to a point, thence North 39°27'21" West a distance of 50.04 feet to a point, thence North 34°19'41" West a distance of 46.49 feet to a point, thence North 39°31'18" West a distance of 57.22 feet to a point, thence North 42°08'57" West a distance of 38.74 feet to a point, thence North 38°59'48" West a distance of 41.01 feet to a point, thence North 35°19'41" West a distance of 57.65 feet to a point, thence North 40°14'45" West a distance of 47.82 feet to a point, thence North 24°36'19" West a distance of 46.43 feet to a point, thence North 07°27'39" West a distance of 36.27 feet to a point, thence leaving the centerline of Robeson Creek North 80°08'34" East a distance of 1428.20 feet to an existing 1/2 inch diameter iron pipe on the western right of way of Industrial Drive (60-Foot Public R/W), thence with said right of way the following two (2) calls along a curve to the left having an arc length of 181.24 feet, a radius of 1500.84 feet, and a chord bearing and distance of South 14°36'35" East 181.13 feet to an iron pipe, thence South 18°02'24" East a distance of 218.82 feet to an existing 1 inch diameter iron pipe, thence crossing said right of way South 89°59'40" East a distance of 63.10 feet to an existing 1 inch diameter iron pipe in the eastern right of way of Industrial Drive (60-Foot Public R/W), thence with said right of way the following five (5) calls North 18°02'24" West a distance of 238.37 feet to an existing iron pipe, thence along a curve to the right having an arc length of

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270.23 feet, a radius of 1441.00 feet, and a chord bearing and distance of North 12°41'51" West 269.83 feet to an existing 1 inch diameter iron pipe, thence North 07°25'08" West a distance of 63.98 feet to an existing iron pipe, thence along a curve to the right having an arc length of 576.56 feet, a radius of 1140.00 feet, and a chord bearing and distance of North 07°10'18" East 570.44 feet to an existing iron pipe, thence North 21°39'19" East a distance of 1710.01 feet to the point of beginning containing 170.582 acres more or less.

Tract 2 (Tracts 6B and 6C)

Beginning at an existing 3/4 inch diameter iron pipe on the western right of way of Industrial Drive (60-foot Public R/W) and being the southeasternmost common corner of lands now or formerly owned by Mary Deacon Higgins, Trustee Under the Evangeline Gerwig Deacon Revocable Living Trust and Elizabeth Deacon, Trustee Under the Dan Deacon Irrevocable Trust as recorded in Deed book 1505, Page 651 and depicted on a plat recorded in Plat Book 2005, Page 173 of the Chatham County Registry, said iron pipe being located South 60°47'35" West a grid distance of 1,643.59 feet from N.C.G.S. Monument "GUNTER" having the following NAD 83(2011) Coordinates N=716,792.36 E=1,954,320.02, thence with the right of way of Industrial Drive the following three (3) calls South 21°39'19" West a distance of 835.71 feet to an existing iron pipe, thence along a curve to the left having an arc length of 606.96 feet, a radius of 1200.00 feet, and a chord bearing and distance of South 07°10'13" West 600.51 feet to an existing 1 inch diameter iron pipe, thence South 07°25'08" East a distance of 63.98 feet to an existing 1 inch diameter iron pipe, said pipe being the northeasternmost common corner of lands now or formerly owned by Triple H Lakeside Storage, LLC as recorded in Deed Book 1103, Page 987 and depicted on a plat recorded in Plat Book 97, Page 446 of the Chatham County Registry, thence leaving said right of way with the common line of Triple H Lakeside Storage, LLC South 80°09'44" West a distance of 1420.58 feet to a point in the centerline of Robeson Creek, thence with the centerline of Robeson Creek the following twenty-eight (28) calls North 04°48'55" West a distance of 1.46 feet to a point, thence North 08°28'55" West a distance of 42.06 feet to a point, thence North 02°49'41" West a distance of 47.05 feet to a point, thence North 04°37'05" West a distance of 46.98 feet to a point, thence North 07°13'38" West a distance of 45.65 feet to a point, thence North 04°29'23" West a distance of 59.30 feet to a point, thence North 00°29'15" East a distance of 52.82 feet to a point, thence North 00°51'16" East a distance of 47.81 feet to a point, thence North 07°47'36" West a distance of 43.58 feet to a point, thence North 03°24'02" West a distance of 48.90 feet to a point, thence North 06°10'51" East a distance of 54.69 feet to a point, thence North 07°38'26" East a distance of 35.09 feet to a point, thence North 16°01'27" East a distance of 42.29 feet to a point, thence North 14°08'13" West a distance of 43.45 feet to a point, thence North 24°16'17" East a distance of 18.02 feet to a point, thence North 41°56'16" East a distance of 19.74 feet to a point, thence North 19°45'09" West a distance of 28.37 feet to a point, thence North 57°13'28" West a distance of 30.14 feet to a point, thence North 32°00'58" East a distance of 24.53 feet to a point, thence North 42°50'26" East a distance of 43.97 feet to a point, thence North 41°26'08" East a distance of 46.16 feet to a point, thence North 66°32'48" East a distance of 40.77 feet to a point, thence North 24°20'24" East a distance of 31.81 feet to a point, thence North 51°13'45" East a distance of 52.84 feet to a point, thence South 64°07'35" East a distance of 35.91 feet to a point, thence South 81°14'13" East a distance of 31.99 feet to a point, thence North 42°07'45" East a distance of 33.79 feet to a point, thence North 36°27'21" East a distance of 9.75 feet to a point, said point being on the line of lands now or formerly owned by Chatham County Fair Association as recorded in Deed Book K-N, Page 566 of the Chatham

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County Registry and lands now or formerly owned by EMJ America, Inc. as recorded in Deed Book 861, Page 736 and depicted on a plat recorded in Plat Book 2001, Page 136 of the Chatham County Registry, thence leaving the centerline of Robeson Creek with the common line of EMJ America, Inc. South $73^{\circ}55'39''$ East a distance of 657.90 feet to an existing 1 inch diameter iron pipe, thence continuing with the line of EMJ America North $10^{\circ}00'56''$ East a distance of 637.17 feet to an existing 3/4 inch diameter iron pipe, said pipe being a common corner of lands now or formerly owned by EMJ America, Inc as recorded in Deed Book 861, Page 736 and depicted on a plat recorded in Plat Book 2001, Page 136 of the Chatham County Registry and lands now or formerly owned by Piedmont Health Services, Inc. as recorded in Deed Book 1626, Page 605 and depicted on a plat recorded in Plat Book 2002, Page 380 of the Chatham County Registry, thence leaving the line of EMJ America, Inc. with the line of Piedmont Health Services, Inc. North $10^{\circ}00'56''$ East a distance of 424.77 feet to an existing 1 inch diameter iron pipe, said iron pipe being a common corner of lands now or formerly owned by Piedmont Health Services, Inc. as recorded in Deed Book 1626, Page 605 and depicted on a plat recorded in Plat Book 2002, Page 380 of the Chatham County Registry and lands now or formerly owned by Pittsboro Real Estate, LLC as recorded in Deed Book 927, Page 866 and depicted on a plat recorded in Plat Book 2005, Page 105 of the Chatham County Registry, thence with the common line of Pittsboro Real Estate, LLC South $86^{\circ}37'51''$ East a distance of 734.79 feet to the point of beginning, containing 34.915 acres more or less.