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20151030000216650 DEED
Bk:RB6035 Pg:240
10/30/2015 01:15:35 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$8200.00

AK

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$ 8,200.00
(without benefit of title examination)

Return to: Grantee Parcel Identifier No. 9778-83-5103

AKB

THIS DEED made this 28 day of October, 2015 by and between

GRANTOR

THOMAS L. WATTS, TRUSTEE OF THE JAMES L. AND NANCY T. HODGIN
CHARITABLE REMAINDER UNITRUST DATED the 5th DAY OF AUGUST, 2015
(75% interest)

And

JAMES L. HODGIN and wife, NANCY T. HODGIN
87 Norwood Road, Chapel Hill, NC 27516
(25% interest)

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

NINIGRET-NC, LLC,
A North Carolina Limited Liability Company
400 Market Street Suite 103
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 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 that certain lot or parcel of land situated in the County of Orange, North Carolina, and more particularly described as follows:

BEING all of that 1.184 acre tract, more or less, as shown in Plat Book 74, Page 118, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5996, Page 505, 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, their heirs, successors, and assigns, 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, through or under Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. 2015 ad valorem taxes not yet due and payable; and
2. Easements, restrictions and rights of way of record.
3. This real property is subject to the restrictive covenant that it shall be known as "The Sheryl-Mar Building" so long as the University of North Carolina at Chapel Hill is a tenant of the real property or until such time as The University of North Carolina at Chapel Hill waives this restriction in writing.

[SIGNATURE PAGES TO FOLLOW]



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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

James L. Hodgins (SEAL)
JAMES L. HODGIN

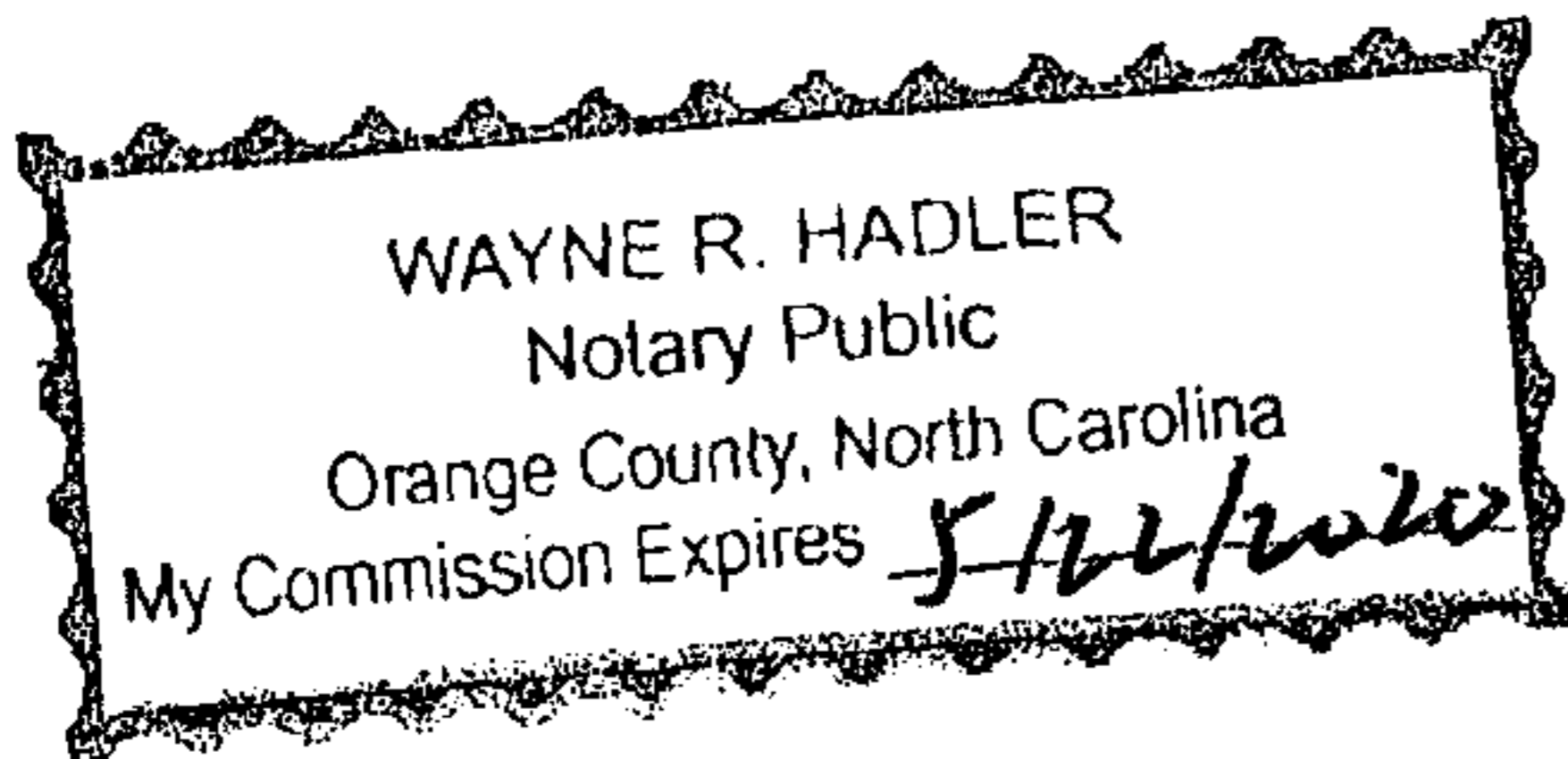
Nancy T. Hodgins (SEAL)
NANCY T. HODGIN

STATE OF North Carolina

COUNTY OF ORANGE

I, Wayne R. Hadler, Notary Public for the County of ORANGE, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James L. Hodgins and Nancy T. Hodgins, Grantors.

Witness my hand and official stamp or seal, this the 28 day of October, 2015.



Wayne R. Hadler
Notary Public

Printed Name: Wayne R. Hadler

My Commission Expires: 5/22/2020



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THE JAMES L. AND NANCY T. HODGIN
CHARITABLE REMAINDER UNITRUST
DATED THE 5TH DAY OF AUGUST, 2015

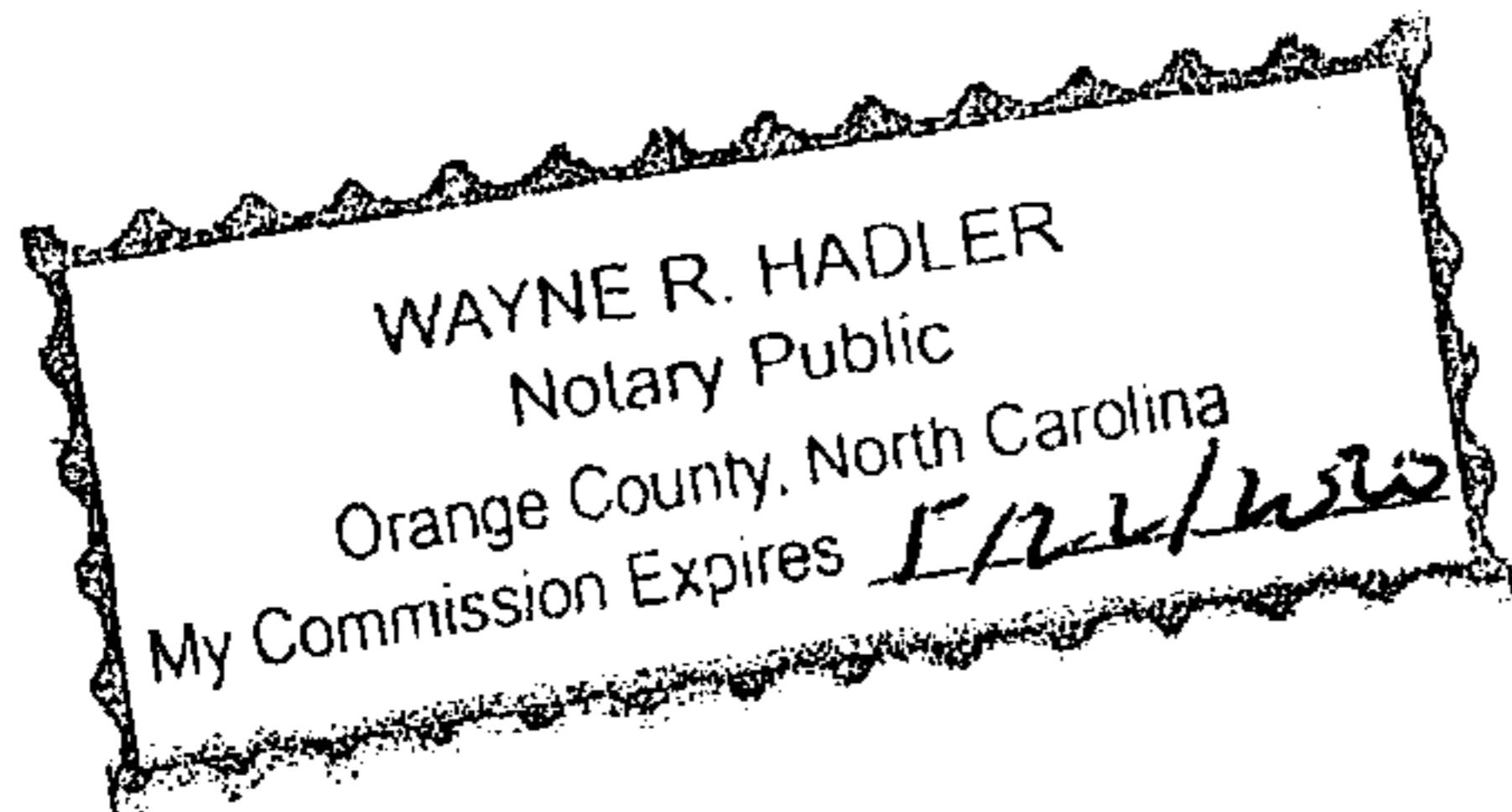
By: Thomas L. Watts, Trustee
Name: Thomas L. Watts
Title: Trustee

STATE OF North Carolina

COUNTY OF ORANGE

I, Wayne R. Hadler, Notary Public for the County of
ORANGE, State of North Carolina, certify that the
following person(s) personally appeared before me this day, each acknowledging to me
that he or she voluntarily signed the foregoing document for the purpose stated therein
and in the capacity indicated: Thomas L. Watts, Trustee of the James L. and Nancy T.
Hodgin Charitable Remainder Unitrust Dated the 5th Day of August, 2015, Grantor.

Witness my hand and official stamp or seal, this the 28 day of October,
2015.



Wayne R. Hadler
Notary Public

Printed Name: Wayne R. Hadler

My Commission Expires: 5/22/2020