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20151030000216490 DEED
Bk:RB6035 Pg:201
10/30/2015 12:24:12 PM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$9980.00

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**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$9,980.00
(without benefit of title examination) Easement PIN: 9778-83-9403
Return to: Grantee Parcel Identifier No. 9778-83-0451

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

GRANTOR

SHERYL-MAR, CO., LLC
A North Carolina Limited Liability Company
87 Norwood Road, Chapel Hill, NC 27516

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 Lot 1, PROPERTY OF VILLAGE SELF STORAGE, containing 1.613 acres, more or less, according to the plat and survey thereof, as recorded in Plat Book 82, Page 159, Orange County Registry, to which plat reference is hereby made for a more particular description of same; TOGETHER with the right of ingress, egress and regress over and across that 28' Joint Driveway Easement described in Book 526, Page 179, Orange County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2579, Page 515, 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.

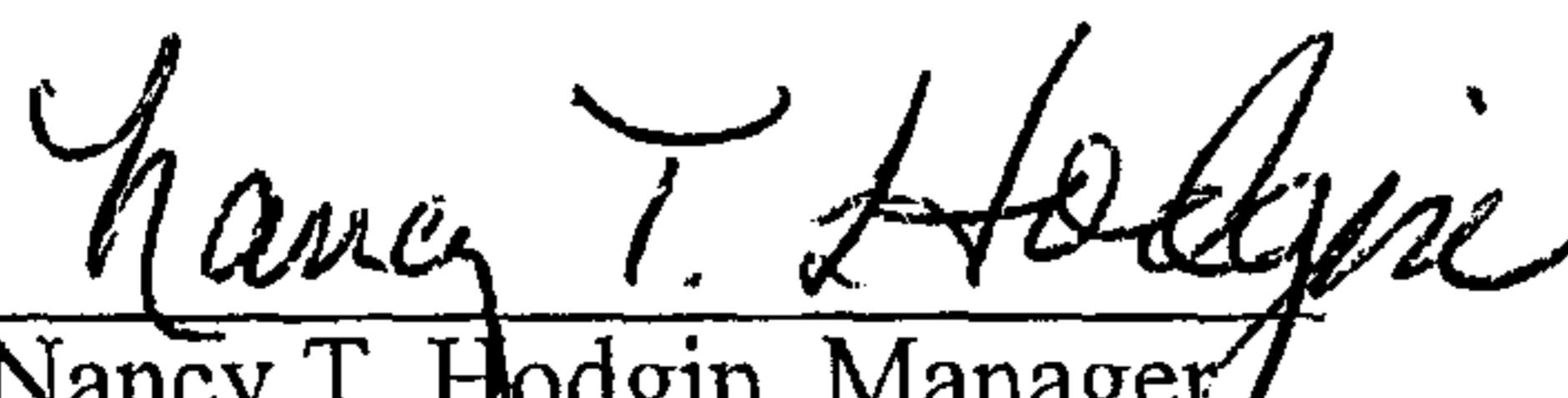
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. 2015 ad valorem taxes not yet due and payable;
2. Easements, restrictions and rights of way of record; and
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.

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.

**SHERYL-MAR, CO., LLC,
A North Carolina Limited Liability Company**

By: 
James L. Hodgin, Manager

By: 
Nancy T. Hodgin, Manager



State of North Carolina

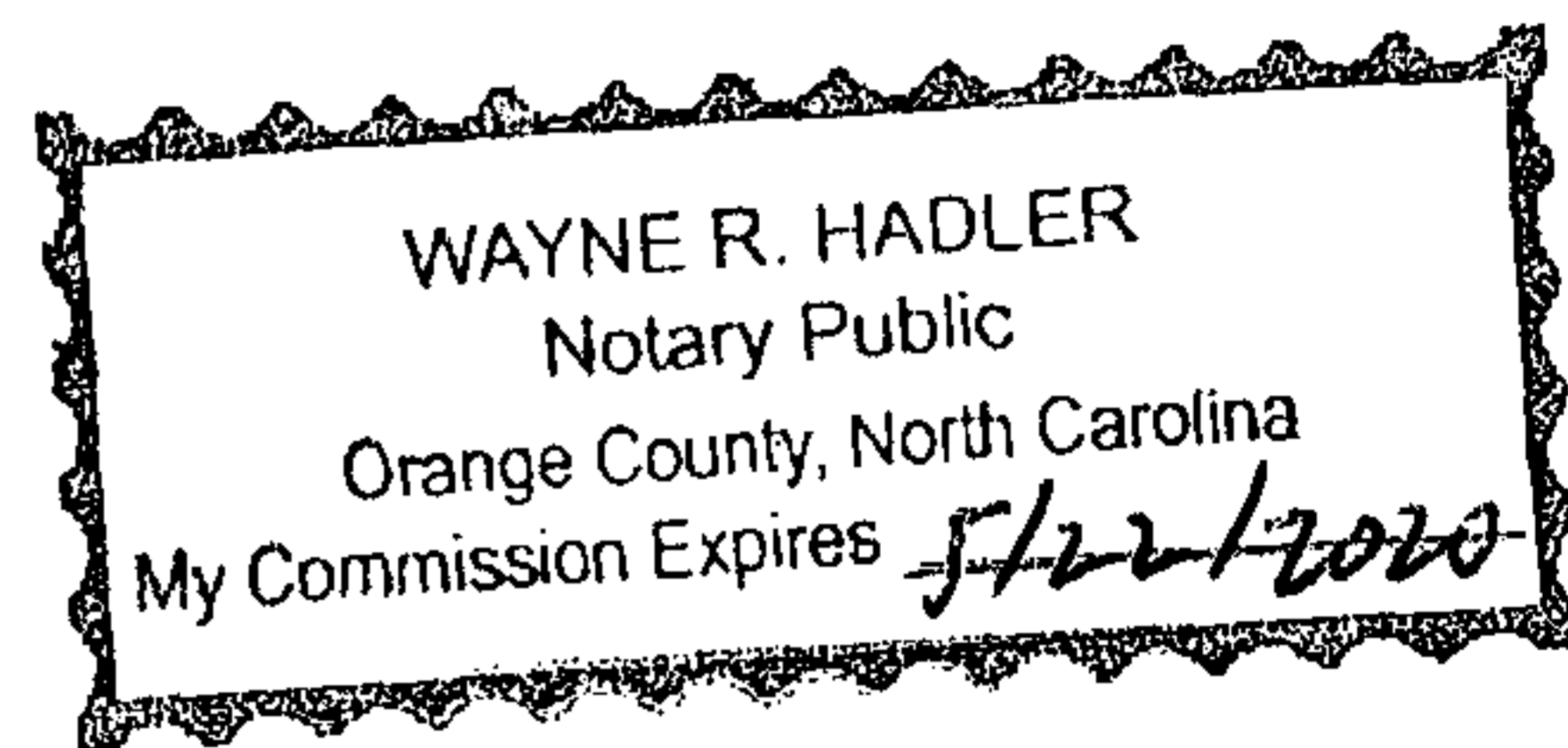
County of ORANGE

I, the undersigned Notary Public of the County and State aforesaid, certify that James L. Hodgins and Nancy T. Hodgins personally came before me this day and acknowledged that they are the Managers of Sheryl-Mar, Co., LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

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

Wayne R. Hadler
Notary Public

My Commission Expires: 5/22/2020



(Notary Seal)

