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BK 6761 PG 2316 - 2321 (6) DOC# 30063916  
This Document eRecorded: 12/28/2021 10:59:02 AM  
Fee: \$26.00 Tax: \$17,700.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by MOLLY KEMPA

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$17,700.00

Parcel Identifier 9873-58-4659 & 9873-59-3322 Verified by \_\_\_\_\_ County on the \_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_ MAB  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Laina Womble, Attorney, Kennon Craver, PLLC

Brief description for the Index: 615 & 535 Hampton Pointe Blvd., Hillsborough, NC 27278

THIS DEED made effective as of the 21 day of December, 2021, by and between

GRANTOR	GRANTEE
Hampton Pointe LLC, a South Carolina limited liability company	Hampton Pointe 615 LLC, a North Carolina limited liability company
210 Wingo Way, Suite 400 Mount Pleasant, SC 29464	1000 Crescent Green, Suite 101 Cary, NC 27518

Enter in appropriate block for each Grantor and Grantee: 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 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, parcel of land, or condominium unit situated in the City of Hillsborough, \_\_\_\_\_ Township, Orange County, North Carolina, and more particularly described as follows:

**See Exhibit A attached and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5611, page 285.

KC#446403

submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

**See Exhibit A attached and incorporated herein by reference.**

The Property was acquired by Grantor by instrument recorded in Book 5611, page 285.

All or a portion of the Property does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 91, Page 88 and Plat Book 113, Page 27 and.

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

AND THE GRANTOR covenants with 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 whomsoever claiming by, under or through Grantor, except for the following exceptions:

**See Exhibit B attached and incorporated herein by reference.**

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

Hampton Pointe LLC,  
a South Carolina limited liability company

By: *TJ Walter* (SEAL)

Name: Timothy J. Walter

Title: President and Chief Executive Officer

State of South Carolina County of Charleston

I certify that the following person personally appeared before me this day acknowledging to me that he signed the foregoing document: Timothy J. Walter

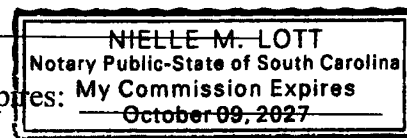
Date: December 21, 2021

(Affix Official Seal below)

*Nielle M. Lott*  
Official Signature of Notary Public  
Notary Public

Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_



(Signature Page to North Carolina Special Warranty Deed)

**EXHIBIT A**

## Tract 1:

BEING Lot 2B, as shown on plat entitled "Subdivision of Hampton Pointe Lot 2B" recorded at Plat Book 113, Page 27 in the Orange County Registry.

## Tract 2:

BEING Lot 4 as shown on plat entitled "Hampton Pointe Minor Subdivision & Right-of-Way Dedication Plat" recorded at Plat Book 91, Page 88 in the Orange County Registry.

## Easement Tract A:

TOGETHER WITH easements contained in Easements with Covenants and Restrictions Affecting Land recorded in Book 2801, Page 416; as affected by First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Book 3725, Page 448 in the Orange County Registry.

## Easement Tract B as to Tract 1 Only:

TOGETHER WITH easements contained in Restriction Agreement and Grant of Easements recorded in Book 3725, Page 472 in the Orange County Registry.

TOGETHER WITH easements contained in Declaration of Reciprocal Ingress/Egress Easements and Restrictions Agreement recorded in Book 5834, Page 80; as affected by First Amendment to Declaration of Reciprocal Ingress/Egress and Parking Easements and Restrictions recorded in Book 5961, Page 101 in the Orange County Registry.

**EXHIBIT B**

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Matters as shown on plat recorded in Plat Book 44, Page 14; Plat Book 54, Page 168; Plat Book 93, Page 127 (Tract 2); and Plat Book 113, Page 27 (Tract 1), Orange County Registry.
3. Right-of-Way and Easement to Central Telephone Company recorded in Book 3291, Page 316, Orange County Registry.
4. Declaration of Reciprocal Ingress/Egress Easement and Restrictions Agreement recorded in Book 5834, Page 80, as amended by that First Amendment recorded in Book 5961, Page 101, Orange County Registry. (As to Tract 1 Only)
5. Twenty (20) foot setback line and twenty (20) foot sanitary sewer easement created by plat recorded in Plat Book 91, Page 88, Orange County Registry. (As to Both Tracts)
6. Covenants, conditions, restrictions, easements, and liens provided for in Easements with Covenants and Restrictions Affecting Land recorded in Book 2801, Page 416; as affected by First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Book 3725, Page 448; as further affected by Notice of Transfer of Interests recorded in Book 5668, Page 487, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (As to Both Tracts)
7. Easement(s) to Duke Power Company recorded in Book 432, Page 647, Orange County Registry. (As to Both Tracts)
8. Easement(s) to Central Telephone Company recorded in Book 460, Page 240, Orange County Registry. (As to Both Tracts)
9. An Ordinance Annexing Contiguous Property by the Board of Commissioners of the Town of Hillsborough recorded in Book 804, Page 447, Orange County Registry. (As to Both Tracts)
10. Special Use Permit #2001-2 by the Hillsborough Town Board Commissioners record in Book 2801, Page 355, Orange County Registry. (As to Both Tracts)
11. Easement Agreement to DCA General, LLC, a North Carolina limited liability company recorded in Book 2801, Page 378, Orange County Registry. (As to Both Tracts)
12. Terms and conditions of the Lease to Papa John's USA, Inc., as evidenced by that Memorandum of Lease between Southstar Holdings-Hillsborough I, LLC and Papa John's USA, Inc. recorded in Book 3634, Page 36, Orange County Registry. (As to Both Tracts)
13. Twenty (20) foot and thirty (30) foot waterline easements as set forth on plats recorded in Plat Book 97, Page 32 and Plat Book 111, Page 47, Orange County Registry. (As to Tract 1 Only)

14. Covenants, conditions, restrictions, easements, and liens provided for in Restriction Agreement and Grant of Easements filed for record in Book 3725, page 472, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (As to Tract 1 Only)
15. Sewer Easement Agreement recorded in Book 2801, Page 369, and shown on Plat Book 97, Page 32, Orange County Registry. (As to Tract 1 Only)
16. Rights of tenants, as tenants only, under unrecorded leases.