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20190423000070050 DEED
Bk:RB6604 Pg:504
04/23/2019 12:15:50 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$4650.00

SR

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.
(without benefit of title examination)

Excise Tax: \$4650.00

Return to: Grantee

Parcel ID Number: 9787-05-1878

AB

THIS DEED made this 22nd day of April, 2018 by and between

GRANTOR

GA 600, LLC

A North Carolina Limited Liability Company

490 Sun Forest Way, Chapel Hill, NC 27517

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

GRANTEE

600 Market Street, LLC

A North Carolina Limited Liability Company

194 Finley Golf Course Road, 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:

See EXHIBIT A attached hereto and incorporated herein by reference.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5910, Page 506, Orange County Registry.

This conveyance is made subject to utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property, and ad valorem taxes for the current year, which taxes Grantee, by accepting this deed, agrees to pay.

The Solar Panel Plant located on the Property does not convey pursuant to this transfer of title and will convey, if at all, via a subsequently-executed Bill of Sale between Grantor and Grantee.

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the party of the second part, said party's heirs and assigns, forever.

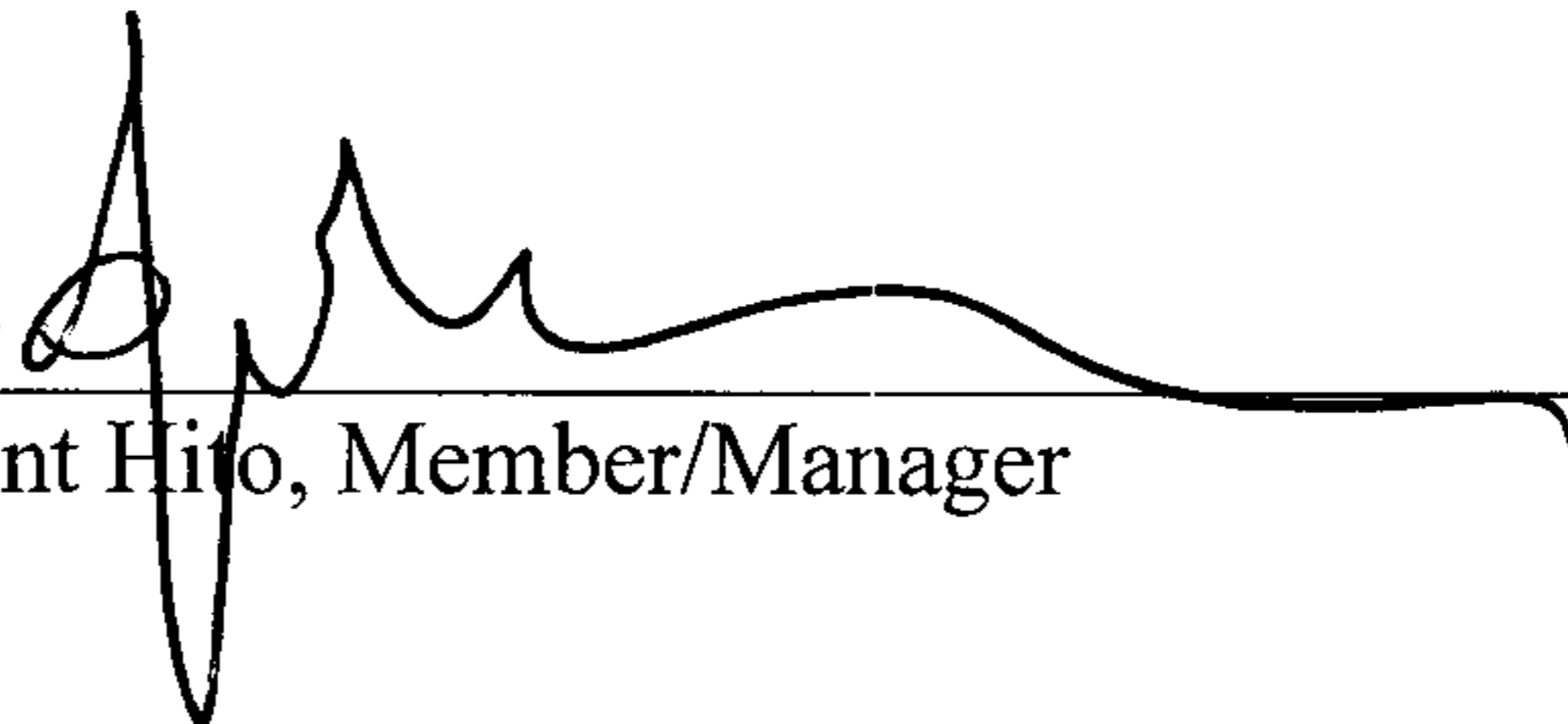
And Grantor covenants that it has done nothing to affect such title to the aforesaid property as was received by Grantor and, subject to the matters set forth above, agrees to warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under said party, but no further.

[SIGNATURE AND ACKNOWLEDGEMENT PAGE TO FOLLOW]



IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year acknowledged below.


**GA 600, LLC,
a North Carolina Limited Liability Company**

By  (SEAL)
Gent Hito, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, Christopher M. Willett, Notary Public for the County of Durham, State of North Carolina, certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gent Hito, Member/Manager of GA 600, LLC, a North Carolina limited liability company, Grantor.

Witness my hand and official stamp or seal, this the 22nd day of April, 2019.



Notary Public
My Commission Expires: 4-24-21

CHRISTOPHER M. WILLETT
NOTARY PUBLIC
Durham County
North Carolina
My Commission Expires 4.24.21

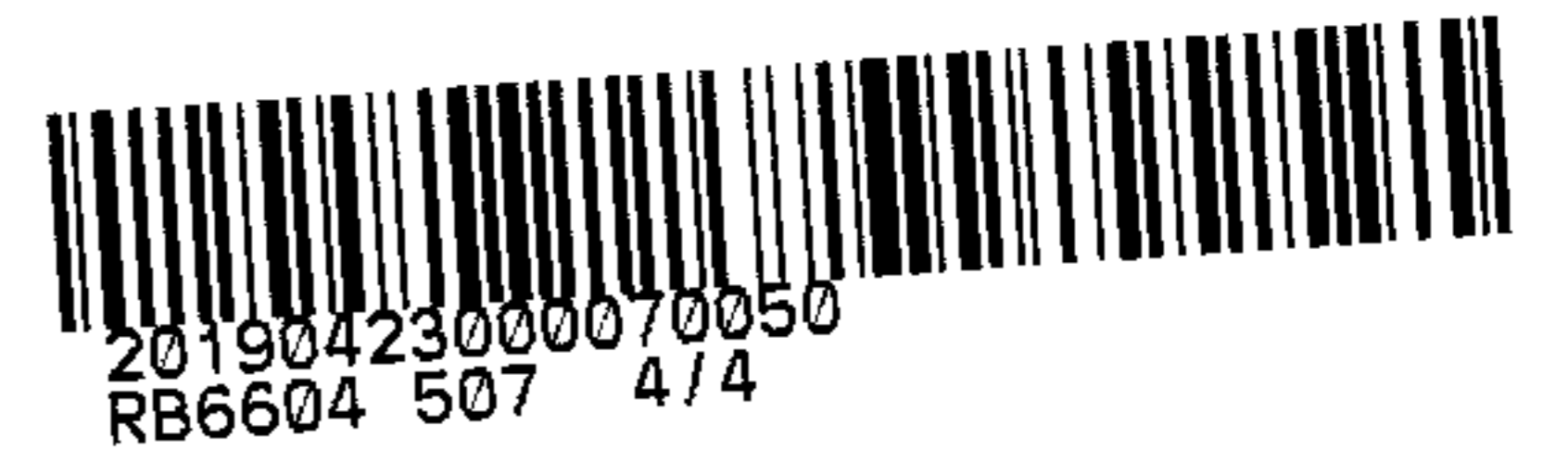


EXHIBIT "A"

BEING known and designated as Tract 9B, as shown on a plat entitled VILLAGE CORE, PHASE 6, TRACT 9, as recorded in Plat Book 86, Page 145, Orange County Registry.

PIN: 9787-05-1878