

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 SEP 01 02:53:09 PM  
 BK: 7779 PG: 213-218  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$22,116.00  
 INSTRUMENT # 2015029366  
 SCEARNEL



2015029366

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$22,116.00

Parcel Identifier Nos. 141741, 207908, 207909, 207910, 207911, 207912, 207913, 207914, 210248, 210249, 210250 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Reed Smith, LLP, Three Logan Square, Ste. 3100, 1717 Arch St., Philadelphia, PA 19103 and reviewed for compliance with North Carolina law by: Thomas H. Stark, 6011 Farrington Road, Suite 300, Chapel Hill, NC 27517.

Brief description for the Index: 2.915 acres; Plat Book 157, Page 75

THIS DEED made this 31<sup>st</sup> day of August, 2015, by and between

GRANTOR	GRANTEE
<p><b>ANNA M. GONZALEZ, AS TRUSTEE FOR THE ANNA M. GONZALEZ REVOCABLE TRUST</b>                      201 Alta Ct.                      Chapel Hill, NC 27514                      as a 50% tenant in common,</p> <p>and,</p> <p><b>CHRISTOPHER R. HOWLETT and wife, CHERYL HOWLETT</b>                      16122 Morehead                      Chapel Hill, NC 27517</p>	<p><b>HP CHAPEL HILL, LLC</b>                      a Delaware limited liability company                      c/o Hammes Partners II, L.P.                      18000 West Sarah Lane, Suite 250                      Brookfield, Wisconsin 53045</p>
<p>as a 50% tenant in common,</p>	

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 **City of Chapel Hill, Durham County, North Carolina** and more particularly described as follows: See **Exhibit "A"** attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instruments recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

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

A map showing the above described property is recorded in Plat Book 157 page 75.

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.

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, under or through Grantor, other than the exception listed in **Exhibit "B"** attached hereto and incorporated herein by reference.

*[Signature appears on following page]*

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

THE ANNA M. GONZALEZ  
REVOCABLE TRUST

By: *Anna M. Gonzalez*  
Name: Anna M. Gonzalez  
Title: Trustee

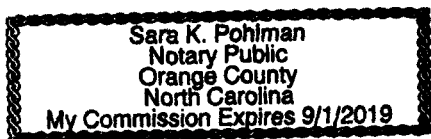
State of North Carolina - County or City of Orange

I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that Anna M. Gonzalez, the Trustee of THE ANNA M. GONZALEZ REVOCABLE TRUST, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21<sup>st</sup> day August, 2015.

*Sara K. Pohlman*

My Commission Expires: 9/1/2019  
Sara K. Pohlman Notary Public  
(Affix Seal)

Notary's Printed or Typed Name



*Christopher R. Howlett*  
CHRISTOPHER R. HOWLETT

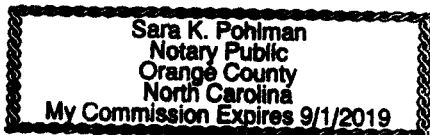
State of North Carolina - County or City of Orange

I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that CHRISTOPHER R. HOWLETT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21<sup>st</sup> day August, 2015.

*Sara K. Pohlman*

My Commission Expires: 9/1/2019  
Sara K. Pohlman Notary Public  
(Affix Seal)

Notary's Printed or Typed Name



*Cheryl Howlett*  
CHERYL HOWLETT

State of North Carolina - County or City of Orange

I, the undersigned Notary Public of the County or City of Orange and State aforesaid, certify that CHERYL HOWLETT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day August, 2015.

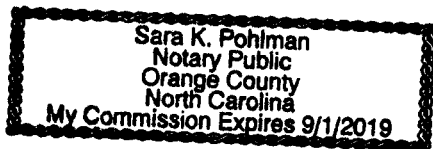
*Sara K. Pohlman*

My Commission Expires: 9/1/2019

Sara K. Pohlman Notary Public

(Affix Seal)

Notary's Printed or Typed Name



**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Land situate in the State of North Carolina, County of Durham and described as follows:

BEING ALL OF THAT LOT CONTAINING A TOTAL OF 2.915 ACRES, MORE OR LESS, (PARCEL ID 141741, PIN 0706-02-56-1478), AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF SUBDIVISION FOR CAT GROUP IV, LLC, FARRINGTON ROAD PROPERTY, CAROLINA POINTE II", DATED 10/14/2002, PREPARED BY TRIANGLE SURVEYORS, RECORDED IN PLAT BOOK 157, PAGE 75, DURHAM COUNTY REGISTRY.

TOGETHER WITH ALL THOSE BENEFICIAL RIGHTS AND EASEMENTS CONVEYED IN THAT EASEMENT AGREEMENT EXECUTED BY ATMA ENTERPRISES, INC. AND DOLPHIN ASSOCIATES AS RECORDED IN BOOK 2483, PAGE 558, DURHAM COUNTY REGISTRY, AND

TOGETHER WITH ALL THOSE BENEFICIAL RIGHTS AND EASEMENTS CONVEYED IN THAT ACCESS EASEMENT AGREEMENT EXECUTED BETWEEN C.A.I. GROUP AND LRC, LLC AND TRIANGLE BANK, AS RECORDED IN BOOK 2551, PAGE 43, DURHAM COUNTY REGISTRY.

TOGETHER WITH ALL THOSE BENEFICIAL RIGHTS AND EASEMENTS CONVEYED IN THAT CERTAIN CROSS PARKING DECLARATION RECORDED IN BOOK 3763 AT PAGE 181.

For informational purposes only: 6011 Farrington Road and 6013 Farrington Road, Chapel Hill, NC 27517

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Real estate taxes and assessments for the year 2016, and subsequent years, not yet due and payable;
2. Rights of tenants and others in possession, as tenants only, with no rights of first refusal to purchase or other purchase options, as identified in a certified rent roll provided by Grantor to Grantee;
3. Matters shown on plats recorded in Plat Book 157, Page 75, Plat Book 116, Page 201, Plat Book 123, Page 111, Plat Book 131, Page 196, Plat Book 138, Page 25, and CD 9, Page 30; consisting of 20' access easement, existing 25' and 30' sanitary sewer easements and 16' private sanitary sewer easement;
4. Easement(s) to Duke Power Company recorded in Book 417, Page 536;
5. Easement(s) to Public Service Company of North Carolina recorded in Book 121, Page 594;
6. Sanitary Sewer Easements recorded in Book 2483, Page 584 and Plat Book 138, Page 25;
7. Declaration of Rights and Privileges of the City of Durham in certain Sanitary Sewer Easements recorded in Book 1510, Page 958;
8. Cross Parking Declaration recorded in Book 3763, Page 181, to be assigned to Grantee simultaneously herewith;
9. Deed of Easement for sanitary sewer recorded in Book 2483, Page 558; and
10. Storm Water Facility Operation and Maintenance Permit Agreement City Version 2-1195 recorded in Book 3301, Page 731.