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Bk:RB6449 Pg:144  
04/13/2018 12:39:06 PM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$853.00

*aw*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$853.00 *604*

Parcel Identifier No. 9788-08-4621

Mail/Box to: Grantee, at 405 Martin Luther King, Jr. Blvd., Chapel Hill, NC 27514

This instrument was prepared by: Emily C. Yeatts, Esq., Assistant General Counsel, Self-Help Ventures Fund

Brief description for the Index: 624 Sykes Street

THIS DEED made this 12<sup>th</sup> day of April, 2018, by and between

**GRANTOR**

**SELF-HELP VENTURES FUND, a North Carolina  
nonprofit corporation  
301 W. MAIN STREET  
DURHAM, NC 27701**

**GRANTEE**

**TOWN OF CHAPEL HILL, a municipal corporation  
of the State of North Carolina  
405 MARTIN LUTHER KING, JR. BLVD.  
CHAPEL HILL, NC 27514**

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.

None of the property herein conveyed includes the primary residence of the Grantor.

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, Orange County, North Carolina and more particularly described on Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6341, Page 424, Orange County, North Carolina, Registry.

The property hereinabove described is subject to the Declaration of Deed Restrictions recorded in Book 6341, Page 426, Orange County, North Carolina, Registry.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:  
All matters of public record and that would be disclosed by a survey of the property.  
Any ad valorem taxes not yet due and payable.  
Exceptions of record.  
Deed Restriction set forth on Exhibit "B" attached hereto and incorporated herein.

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

SELF HELP VENTURES FUND (seal)  
By: [Signature]  
Name: Brika Eklund  
Title: Vice President

NORTH CAROLINA

Durham COUNTY

I, the undersigned, a Notary Public of Durham County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a \_\_\_\_\_
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brika Eklund, vice president  
(name of signer and capacity)

Witness my hand and official seal, this the 12 day of April, 2018.

My commission expires:  
1/28/2019

[Signature]  
Notary Public

Teresa Dickey  
Print Name of Notary

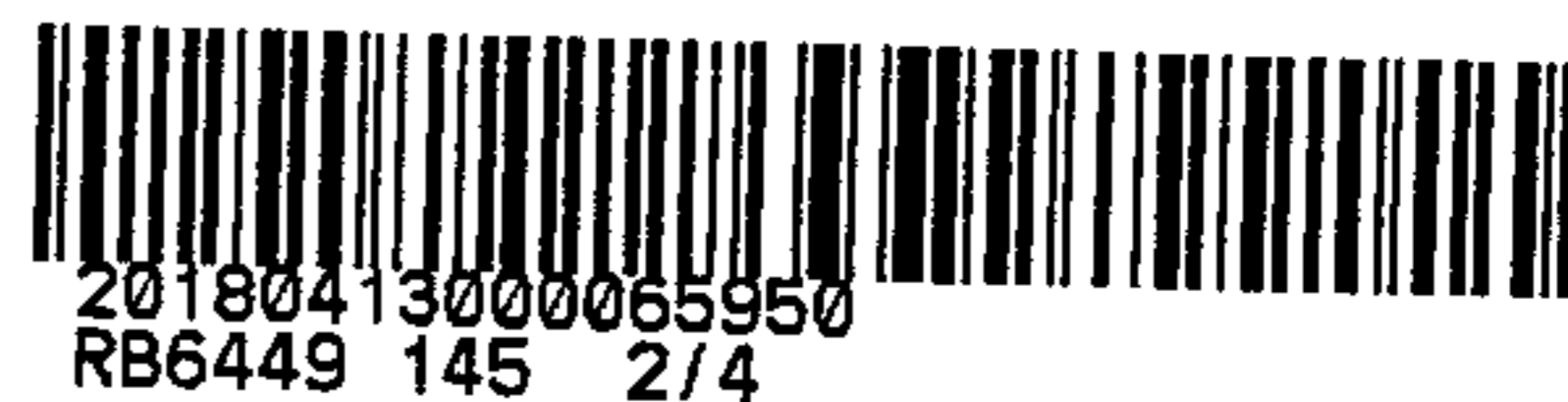
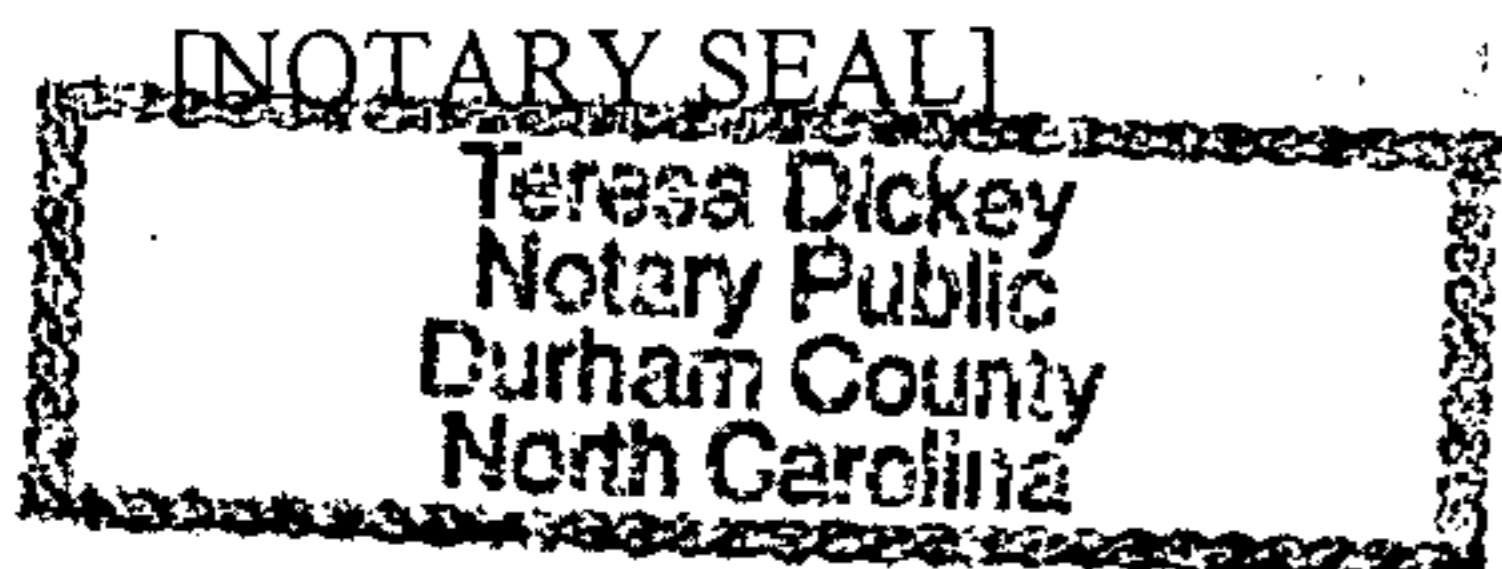


EXHIBIT A

Parcel #9788-08-4621

Property Address: 624 Sykes Street, Chapel Hill, NC 27516

Owner: Self-Help Ventures Fund

BEGINNING AT A POINT, THE NORTHWEST CORNER OF THE PROPERTY OWNED AND OCCUPIED BY MRS. ROBERTA PERRY AND THENCE NORTH (MORE OR LESS) WITH THE EAST SIDE OF SYKES STREET, 150 FEET; THUS BEARING NORTH EASTERLY, TURNING FROM SAID STREET, NORTHEASTERLY 152 FEET TO A POINT; THENCE TURNING SOUTH MORE OR LESS 176 FEET TO THE POINT OF JUNCTURE WITH THE NORTHEAST CORNER OF THE AFORESAID PERRY PROPERTY; THENCE TURNING WEST (MORE OR LESS) 168 FEET AND RUNNING WITH THE NORTHERN PROPERTY LINE OF AFORESAID PERRY PROPERTY TO THE PLACE AND POINT OF BEGINNING, AND BEING LOTS 106, 107, 108, 109 110 AND 111 OF PROPERTY KNOWN AS THE VAN NUNN-LUTHER EDWARDS TRACT, AND AS CONVEYED BY VAN NUNN TO DORA COTTON ON NOVEMBER 28, 1925 AND RECORDED IN THE ORANGE COUNTY REGISTRY IN DEED BOOK 88, PAGE 35 AND ON TAX MAP FOR CHAPEL HILL TOWNSHIP, MAP 84, BLOCK "B", LOT 1, AND ALSO KNOWN AS AFORE NUMBERED LOTS IN BLOCK "D" LINCOLN.

SEE ALSO PLAT BOOK 36 AT PAGE 188, ORANGE COUNTY REGISTRY.



EXHIBIT B

The Grantee acquired the Property herein with assistance from \$426,477.60 in Community Development Block Grant funds granted to the Grantee from the United States Government pursuant to Title I of the Housing and Community Development Act of 1974, as amended (HCD Act), Public Law 93-383. The Town Council of the Town of Chapel Hill authorized acquisition of said Property for the purpose of adding to the Grantee's affordable housing stock for use as permanently affordable rental housing for low income families earning up to 80% of HUD area median income.

**The acquisition/disposition of this property is subject to compliance with federal regulations, including but not limited to the following.**

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA) applies to acquisition of real property and to relocation of persons from real property that occurs as a direct result of acquisition, rehabilitation or demolition for an activity or series of activities undertaken with CDBG funding. The URA regulations for CDBG-assisted activities are found at 24 CFR 570.606 and at 49 CFR Part 24.

Property acquisition/disposition must comply with applicable fair housing and civil rights requirements, including but not limited to the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Section 109 of Title I of the Housing and Community Development Act of 1974.

An acquisition of real property with CDBG funds is subject to the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA). Specifically, 24 CFR 570.606(e) requires that acquisition of real property for a CDBG-funded activity or series of activities (including CDBG-funded acquisition itself) must comply with the URA real property acquisition requirements at 49 CFR Part 24, Subpart B. Additionally, persons displaced because of the acquisition may become eligible to receive relocation assistance under 24 CFR 570.606 and 49 CFR Part 24.

If the property is being disposed of for a purpose other than that for which it was acquired, the grantees must follow the change of use requirements at §570.505 and §570.503(b)(7) for Entitlements and §570.489(j) for States, respectively.

Under §570.505, the grantee may not change the use or planned use (including the beneficiaries of such use) of any real property acquired or improved with CDBG funds in excess of \$25,000 without first providing affected citizens with notice of, and opportunity to comment on, any proposed change, and determining either:

- a. The new use meets one of the national objectives and is not a building for the general conduct of government; or,
- b. The new use is deemed appropriate (after consultation with affected citizens) but will not meet a national objective.

If it is determined the new use falls under b., the grantee must dispose of the property and reimburse its CDBG program account in the amount of the current fair market value of the property, less the value attributable to the non-CDBG portion for the acquisition and improvements to the property. The reimbursed amount is treated as program income and must be spent in accordance with CDBG program income requirements.

These requirements remain in place as long as the grantee is a participant in the CDBG entitlement program. However, once the CDBG program has been reimbursed, the property is no longer subject to CDBG program requirements.

The regulatory restrictions set forth hereinabove governing the use, occupancy, and transfer of the Property shall be pertaining to the Property and running with the land and are binding upon all subsequent owners of the Property.

