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BMC

20160713000145470 DEED  
Bk:RB6155 Pg:173  
07/13/2016 08:45:36 AM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$4200.00  
N/A

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A. Excise Tax: \$4200.00  
(without benefit of title examination)  
Return to: ~~Grantee~~ BTM, P.O. Drawer 25008, W-5, NC Parcel Identifier No. 9789-55-1528  
27114

THIS DEED made this 11<sup>th</sup> day of July, 2016 by and between

**GRANTOR**

WHITCOMB RUMMEL and wife, CHRISTEN CAMPBELL  
201 Hillcrest Road  
Chapel Hill, NC 27514

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

**GRANTEE**

CHAPEL HILL RETIREMENT RESIDENCE LLC,  
a Washington Limited Liability Company  
2264 McGilchrist street, SE, suite 210  
Salem, OR 97302

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.

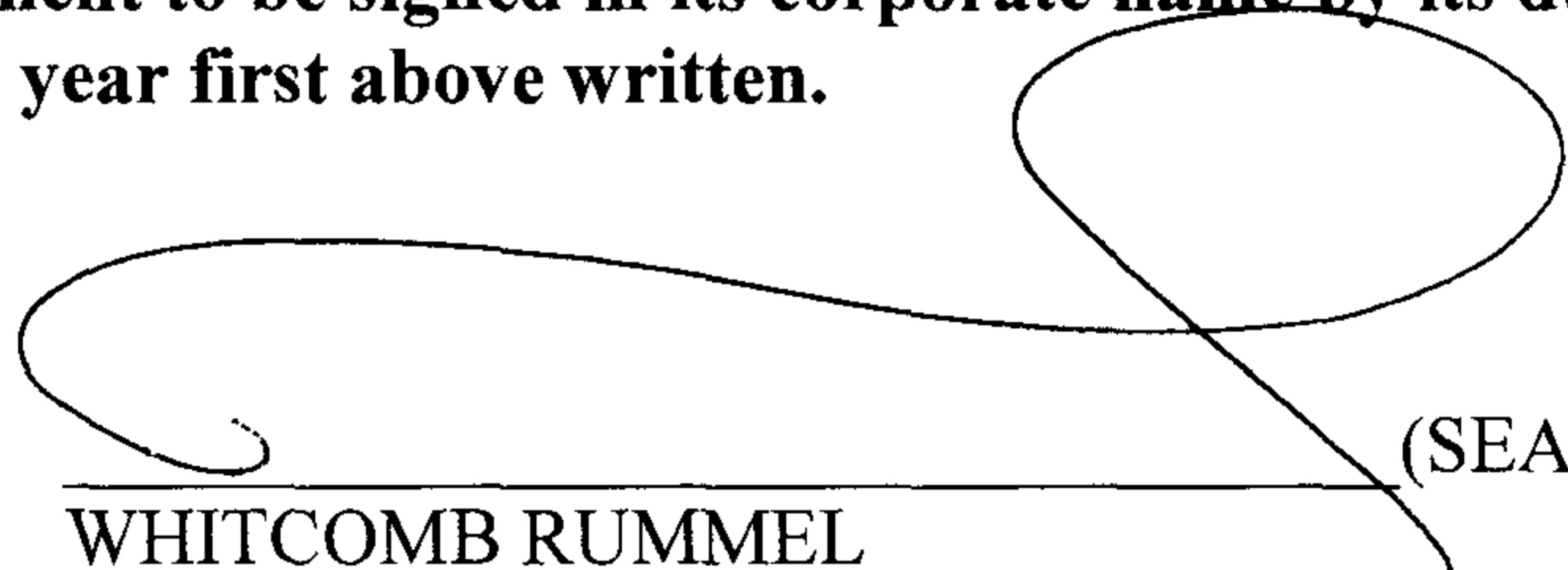
All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1331, Pages 63, Orange County Registry.

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:

Subject to 2016 taxes, easements, conditions and restrictions of record, if any.

**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.**

  
\_\_\_\_\_  
WHITCOMB RUMMEL (SEAL)

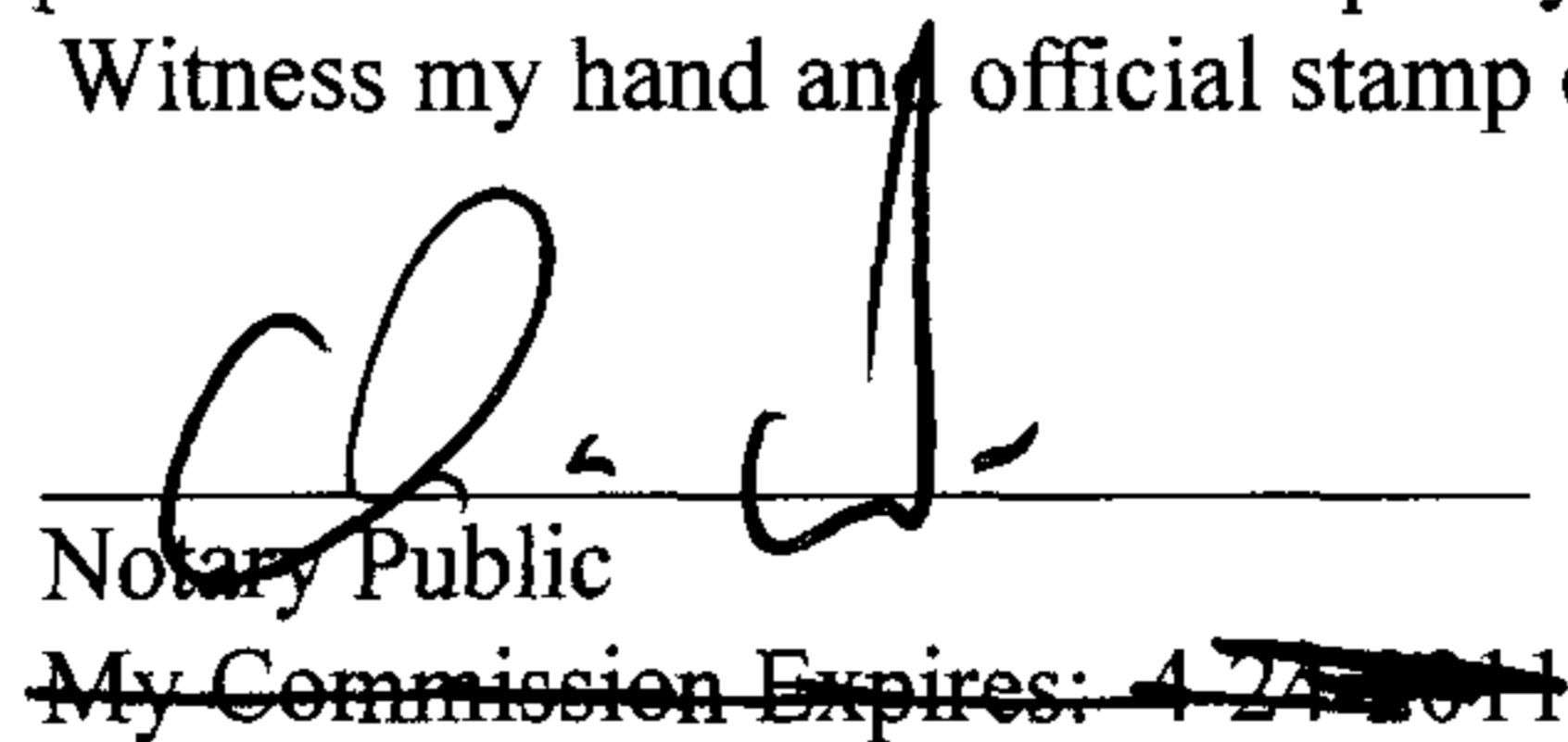
  
\_\_\_\_\_  
CHRISTEN CAMPBELL (SEAL)

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(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Whitcomb Rummel and Christen Campbell, Grantor. Witness my hand and official stamp or seal, this the 11<sup>th</sup> day of July, 2016.

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

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: ~~4.24.2011~~



## EXHIBIT A

Being the following property located in the Town of Chapel Hill, Orange County, North Carolina more particularly described as follows:

Commencing at NCGS Monument "Barclay", having North Carolina State Plane Grid coordinates of Northing 793954.62 feet, Easting 1983656.26 feet based on NAD 83/2011; thence N 54-23-56 E 2349.67 feet to a found ½" iron pipe on the northerly right-of-way of North Estes Drive (60'); said found ½" iron pipe being the point and place of beginning; thence with and along the northerly right-of-way of North Estes Drive (60') the following two (2) courses and distances: 1) N 88-06-50 W 487.07 feet to a set #4 rebar and 2) N 79-59-02 W 70.71 feet to a set #4 rebar at the intersection of said northerly right-of-way of North Estes Drive (60') and the easterly right-of-way of Somerset Drive (60'); thence with and along the easterly right-of-way of Somerset Drive (60') the following four (4) courses and distances: 1) N 01-53-10 E 51.16 feet to a set #4 rebar; 2) along a curve to the left having a radius of 1804.42 feet, an arc length of 253.81 feet, a chord bearing of N 02-06-41 W and chord length of 253.60 feet to a set #4 rebar; 3) along a curve to the right having a radius of 389.73 feet, an arc length of 225.61 feet, a chord bearing of N 10-24-39 E and chord length of 222.47 feet to a set #4 rebar and 4) along a curve to the right having a radius of 1030.00 feet, an arc length of 5.96 feet, a chord bearing of N 26-49-45 E and chord length of 5.96 feet to a found ½" iron pipe; said ½" iron pipe being a common corner with Parcel #9789550975, Lot 48 of Recombination Plat Lots 48 & 49 Coker Hills West Section 10 Subdivision (Plat Book 33, Page 5) now or formerly David & Cheryl Filpus (Deed Book 892 Page 64); thence leaving the easterly right-of-way of Somerset Drive (60') with and along said Filpus Property and continuing with and along Parcel #9789552905, Lot 49, now or formerly Helen & George Tauchen (Deed Book 734, Page 615); Parcel #9789553920, Lot 50, Coker Hills West Section 10 (Plat Book 33, Page 91), now or formerly Jaqueline McDonald (Deed Book 4098, Page 313); and Parcel #9789554845, Lot 51, Coker Hills West Section 10, now or formerly Avram Gold, Trustee (Deed Book 5496, Page 175), S 74-14-59 E (passing a found ½" iron pipe



at 121.71 feet, a found ½” iron pipe at 241.71 feet, and a found ½” iron pipe at 363.62 feet) a total distance of 616.39 feet to a set #4 rebar; said #4 rebar also being a common corner of Parcel #9789555946, Lot 52, now or formerly Harold & Linda Carmel (Deed Book 1911, Page 442), and found in the line of Parcel #9789654784, now or formerly Phillips Junior High School (Deed Book 160, Page 651); thence with and along said Phillips Junior High School Property S 10-27-41 W 396.28 feet to the point and place of Beginning and containing 6.438 acres more or less, as shown on the survey entitled “ALTA/ACSM Land Title Survey PIN 9789-55-4528 North Estes Road Deed Book 1331 Page 63” prepared by Evans, Mechwart Hambleton & Tilton, Inc., dated November 11, 2014, Job Number 2014-1812, reference to which is hereby made for a more particular description.