

ER
SR



20181128000223510 DEED
Bk:RB6548 Pg:304
11/28/2018 02:19:58 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$3446.00

MZ

SPECIAL WARRANTY DEED

9880-46-5246 *ARC*

Excise Tax: \$ 3,446.00

Parcel Identifier No. Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: c/o VILCOM INVESTMENT LLC, 85 4th Avenue, Suite 2G New York, New York 10003

This instrument was prepared by: Attn: David J. Arbus, Esq., VENABLE LLP, 8010 Towers Crescent Dr., Suite 300, Tysons Corner, VA 22182

Brief description for the Index: 88 Vilcom Circle, Chapel Hill, NC 27514; Parcel No.: 9880465246

THIS DEED made this 27th day of NOVEMBER, 2018 by and between

GRANTOR	GRANTEE
88 VILCOM CIRCLE HOLDINGS, LLC, a Maryland limited liability company c/o CWCapital Asset Management LLC, Special Servicer 7501 Wisconsin Avenue Suite 500 West Bethesda, Maryland 20814	VILCOM INVESTMENT LLC, a Delaware limited liability company 85 4th Avenue, Suite 2G New York, New York 10003

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, Orange County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 4, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY ENTITLED "FINAL PLAT OF THE CAMPUS ON VILCOM-COMMERCIAL SUBDIVISION AND EASEMENT DEDICATION" PREPARED BY BALLENTINE ASSOCIATES, RECORDED IN PLAT BOOK 96, PAGES 142 AND 143 OF THE ORANGE COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTION FOR THE VILCOM CAMPUS RECORDED IN BOOK 3659 AT PAGE 484 AS AMENDED IN BOOK 3950 AT PAGE 571, ORANGE COUNTY REGISTRY, SPECIFICALLY INCLUDING A NON EXCLUSIVE PERPETUAL EASEMENT OVER AND UPON THE PRIVATE

McClamroch Hall
21669718

Submitted electronically by "First American Title Insurance Company - Charlotte NCS" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.



ROADS AND COMMON PROPERTY (AS THOSE TERMS ARE DEFINED IN THE ABOVE DESCRIBED DECLARATION) FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND REGRESS, TO AND FROM THE FOREGOING LOT 4.

The property hereinabove described is the same as the property which was acquired by Grantor by instrument recorded in Book 6382, page 437.

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

A map showing the above described property is recorded in Plat Book 96, page 142 and 143.

TO HAVE AND TO HOLD the Property unto Grantee, and unto Grantee's heirs, personal representatives, and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging, and, subject to the terms, covenants, conditions, restrictions, and provisions contained herein, and in lieu of all other warranties, express or implied, Grantor hereby covenants with Grantee that Grantor will forever warrant and defend the title to the Property against all lawful claims and encumbrances done or suffered by or through Grantor, but against none other whatsoever.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that Grantor has done nothing to impair such title as Grantor received. This conveyance is made by Grantor, and accepted by Grantee, subject to the following:

- (i) all conditions, covenants, restrictions, reservations, leases, exceptions, encumbrances, rights-of-way, and easements of record, including specifically without limitation, any prior reservations of the title to all oil, gas, and other minerals and mineral rights within and underlying the Property;
- (ii) all laws, regulations, and restrictions, including building and zoning ordinances of municipal or other governmental authorities applicable to and enforceable against the Property;
- (iii) all encroachments, protrusions, boundary line disputes, overlaps, shortages of area, public rights-of-way, and easements which an inspection of the Property or an accurate survey would disclose; and
- (iv) the payment of real and personal property taxes and special assessments for the current year and subsequent years which Grantee assumes and agrees to pay.

Grantee has fully examined and inspected the Property, and Grantor is conveying the Property in its existing condition without any representations or warranties of any kind with regard to its condition. Grantor is conveying the Property "as is, where is, and with all faults," and Grantee assumes all responsibility for the Property.

The conditions, covenants, restrictions, and other provisions set out hereinabove shall be binding upon and shall inure to the benefit of the parties, their subsidiaries, affiliates, legal representatives, heirs, personal representatives, successors, and assigns.

Signature appears on the following page



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

GRANTOR:

88 VILCOM CIRCLE HOLDINGS, LLC,
a Maryland limited liability company

By: U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor to Wells Fargo Bank, N.A., as Trustee, for the registered holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2007-C30 (the "Trust"), its Sole Member/Manager

By: CWC Capital Asset Management LLC, a Delaware limited liability company, solely in its capacity as Special Servicer to the Trust

By:  _____

Name: Demetrios Morakis

Title: Senior Vice President

Date: Nov. 21, 2018



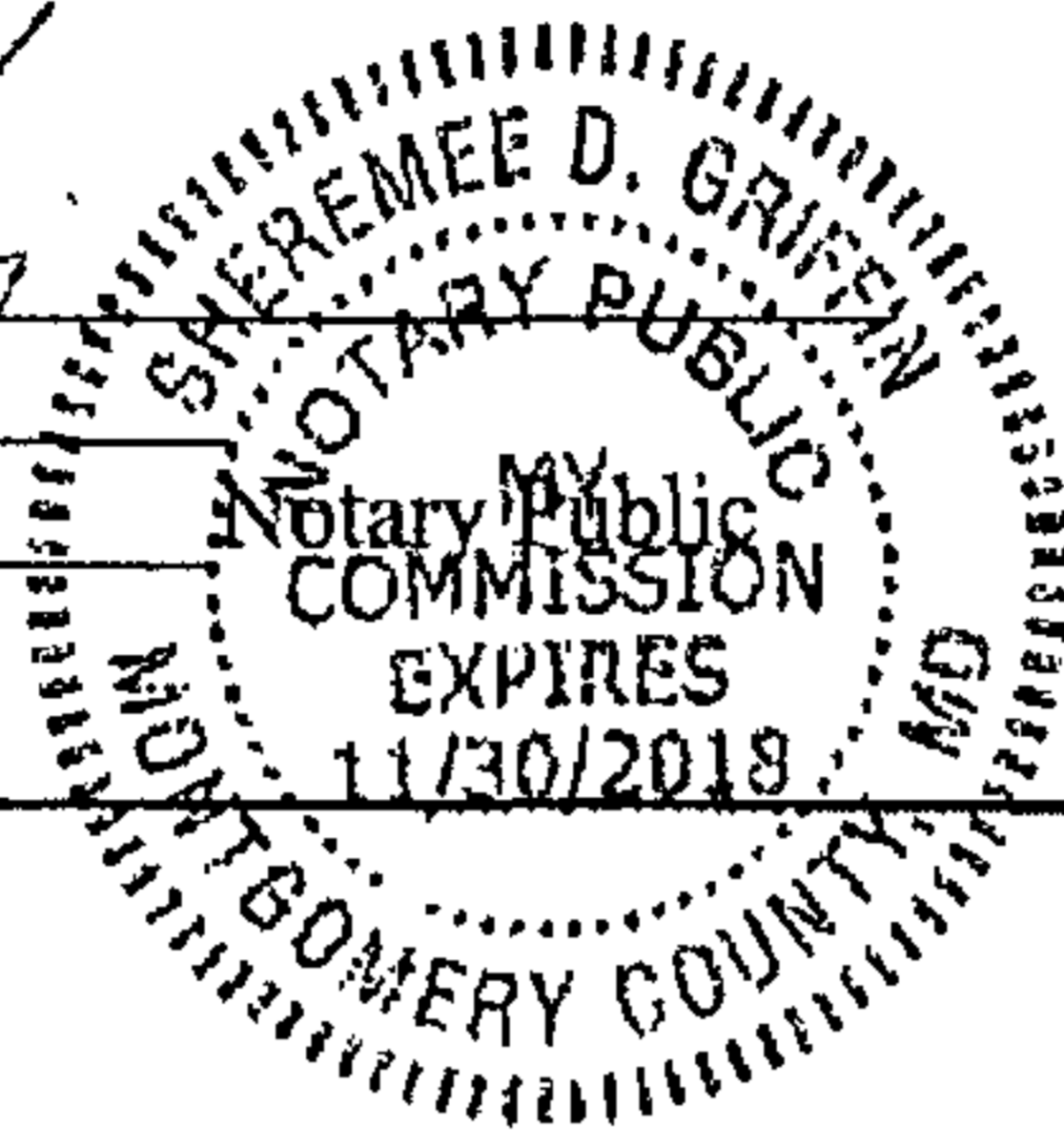
State of Maryland
County of Montgomery

I, the undersigned Notary Public of the County of Montgomery and State of Maryland, certify that Demetrios Morakis personally came before me this day and acknowledged that he/she is the Senior Vice President of CWCapital Asset Management LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 21 day of November

Sheremee D. Griffin
My Commission Expires: _____

(Affix Seal)



Sheremee D. Griffin

Notary's Printed or Typed Name

