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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1600.00 *af*

ER
af

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$1,600.00**

Tax Map No.

Recording Time, Book and Page:

Parcel Identifier No. 9893715660

9893-71-7756 Easement

Mail after recording to: Soham of Durham II, Inc., c/o Chietan B. Kuber, President,
5303 US Hwy 70 West, Durham, North Carolina 27705

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, P.O. Box 376, Durham, NC 27705
WITHOUT BENEFIT OF EXAMINATION OF TITLE, AND THE PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO VALIDITY OR STATUS OF TITLE, OR THE ACCURACY OR COMPLETENESS OF THE DESCRIPTION

Brief Description for Index: 6.43 acres more or less, US Hwy 70 and Interstate 85

THIS DEED made the 18th day of August, 2015 by and between

GRANTOR

SOHAM OF DURHAM, INC.

Mailing Address: 5303 US Hwy 70 West, Durham, North Carolina 27705

GRANTEE

SOHAM OF DURHAM II, INC.

Mailing Address: 5303 US Hwy 70 West, Durham, North Carolina 27705

Property Address: 5301 Groucho Road, Chapel Hill, NC 27705

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.

Submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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 and more particularly described as follows:

Being all of the tract of land described on 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 _____, Page _____ of the Orange County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____.

The above described property does not include the primary residence of the Grantor.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to any liens, encumbrances, restrict covenants, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

SOHAM OF DURHAM, INC.

By: Bhikhu Patel (SEAL)
Bhikhu Patel, President

NORTH CAROLINA
DURHAM COUNTY

I certify that the following person personally appeared before me this day, being duly authorized, acknowledging to me that he or she signed the foregoing document in the capacity indicated: Bhikhu Patel, President of SOHAM OF DURHAM, INC.

Witness my hand and official stamp or seal, this the 18th day of August, 2015.

My Commission Expires: 03/02/2019
Hillary H. Dillard
Notary Public

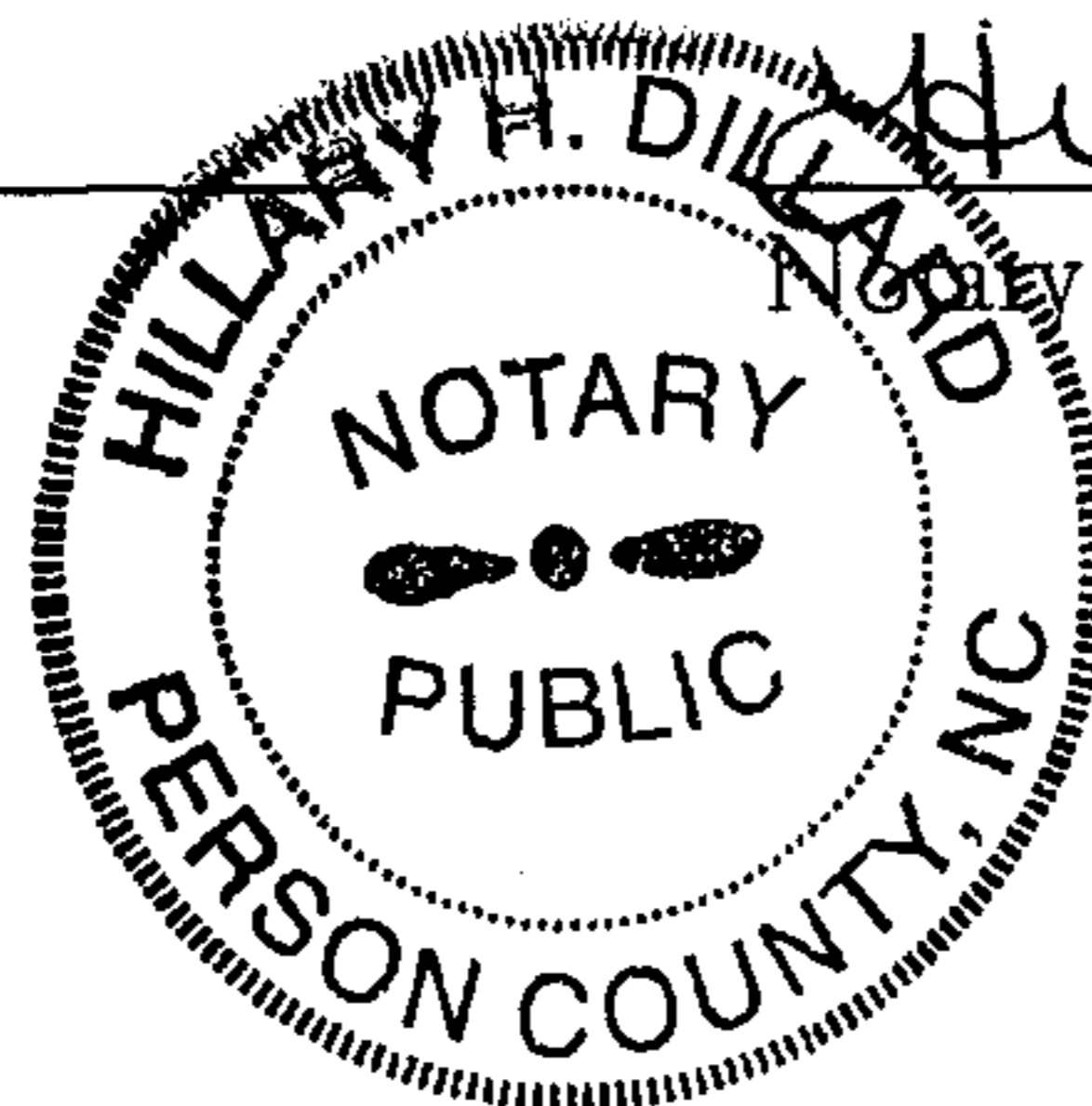


Exhibit "A"

BEGINNING at an iron stake in the south right-of-way line of U.S. Highway No. 70 and Interstate Highway No. 85 Interchange, said point standing North $63^{\circ} 27'$ West 160 feet from a concrete monument marking the most southerly point of change in the right-of-way at the east entrance of said Interchange; said point also being the northwest corner of the Orange County A.B.C. Store lot; running thence from above described beginning point along and with the west line of said A.B.C. Store lot South $11^{\circ} 30'$ West 150 feet to an iron stake, the southwest corner of A.B.C. Store lot; thence South $63^{\circ} 27'$ East 160 feet to an iron stake in the west line of General Sherman Restaurant lot; thence South $6^{\circ} 03'$ West 361.2 feet to an iron stake, the southwest corner of General Sherman Restaurant lot in the north property line of Marvin T. Neal; thence along the north line of said Marvin T. Neal North $32^{\circ} 45'$ West 553.87 feet to an iron stake, the southeast corner of George W. Honeycutt; thence along the east line of said George W. Honeycutt North $15^{\circ} 47'$ East 705 feet to an iron stake in the south right-of-way of aforesaid Interchange; thence along said right-of-way South $58^{\circ} 54'$ East 330 feet to the point or place of BEGINNING, containing 6.43 acres, according to survey and plat of Robert A. Jones, Registered Surveyor.

SAVE AND EXCEPT THEREFROM THE FOLLOWING PROPERTY: BEGINNING at an iron stake in the south line of old U.S. Highway 70, the northwest corner of the old Orange County A.B.C. Store lot (see Deed Book 190, Page 238); thence from said beginning point along the west line of said lot South $11^{\circ} 30'$ West 150 feet to an iron stake, the southwest corner of said lot; thence a new line North $64^{\circ} 05'$ West 50 feet to an iron stake, a new corner; thence a new line (running parallel with the west line of said A.B.C. Store lot) North $11^{\circ} 30'$ East approximately 150 feet to the said line of said highway, a new corner; thence along the line of said highway South $58^{\circ} 54'$ East approximately 50 feet to the place or point of BEGINNING, accordingly to plat and survey of Robert A. Jones, Registered Surveyor, dated September 1961. See Deed Book 188, Page 314, Orange County Registry.

BUT TOGETHER WITH that certain right-of-way for ingress, egress and regress as set for the in deeds recorded in Deed book 188, Page 314; and Deed Book 185, Page 226, in the Public Registry of Orange County, North Carolina, over, through and across the following described land: BEGINNING at a concrete monument in the south right-of-way of U.S. Highway No. 70 at the southerly point of change of right-of-way of the Duke interchange on Interstate Highway No. 85 said point standing South $23^{\circ} 05''$ West 70 feet from another concrete monument marking the north end of right-of-way of change described above; running thence from above described beginning point South $11^{\circ} 30'$ West 150 feet to an iron stake; thence North $63^{\circ} 27''$ West 60 feet to an iron stake at the southeast corner of Orange County A.B.C. Store lot; thence along and with the east line of said lot North $11^{\circ} 30''$ East 150 feet to an iron stake in the south right-of-way line of aforesaid U.S. Highway No. 70 and Interstate Highway No. 85 interchange; thence along and with said right-of way line South $63^{\circ} 27'$ East 60 feet to the point or place of BEGINNING, containing 8,691 square feet according to a survey and plat of Robert A. Jones, Registered Surveyor, dated September, 1961.

