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m

PINs: 9787-13-0667; 9787-23-8844; 9787-14-4852; 9787-24-4637; 9787-14-1770 *m*

This instrument prepared by: Kennon Craver, PLLC (without benefit of title examination)

Mail after recording to: Grantee

Excise Tax: \$14,500.00

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

THIS DEED is made this 31 day of August, 2021, by and between:

GRANTOR: OBEY CREEK VENTURES, LLC,  
a North Carolina limited liability company  
1450 Environ Way  
Chapel Hill, NC 27517

and

GRANTEE: BEECHWOOD OBEY CREEK LLC,  
a New York limited liability company  
c/o The Beechwood Organization  
200 Robbins Ln., Suite D1  
Jericho, NY 11753

(The designation of Grantor and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE GRANTOR, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property lying and being in Orange County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

Submitted electronically by "The Pryzwansky Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges, rights, easements, hereditaments and appurtenances thereto belonging to Grantee in fee simple.

AND THE GRANTOR covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and forever defend the title against the lawful claims of all persons whomsoever claiming by, under or through Grantor, except for the following exceptions: See Exhibit B attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed does **NOT** include the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this document under seal the day and year first above written.

*[Signature and Acknowledgment Page Follows]*

[Signature Page to Special Warranty Deed]

GRANTOR:

Obey Creek Ventures, LLC,  
a North Carolina limited liability company (SEAL)

By: Starter-Chapel Hill, LLC, its Manager

By: *AA*  
Name: Arthur Adler  
Title: Authorized Person

STATE OF Maryland  
COUNTY OF Carroll

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Arthur Adler  
(name of person signing in blank)

Date: 08/26/2021

*Jolee Renee Baylus*  
Notary Public

Print Name: Jolee Renee Baylus

[Official Seal]

My Commission Expires: 06/02/2024

**Jolee Renee Baylus**  
NOTARY PUBLIC  
CARROLL COUNTY  
MARYLAND  
MY COMMISSION EXPIRES June 02, 2024

**Exhibit A****Legal Description****9787-13-0667**

Being all of New Tract 1, containing 30.05 acres, more or less, as shown on recorded map of survey entitled "Obey Creek Subdivision Plat" dated 10/20/2014 and recorded in Plat Book 114 at Pages 6 and 7, Orange County Registry.

**9787-23-8844**

Being all of New Tract 2, containing 59.77 acres, more or less, as shown on recorded map of survey entitled "Obey Creek Subdivision Plat" dated 10/20/2014 and recorded in Plat Book 114 at Pages 6 and 7, Orange County Registry.

**9787-14-4852**

Being all of New Tract 3, containing 10.93 acres, more or less, as shown on recorded map of survey entitled "Obey Creek Subdivision Plat" dated 10/20/2014 and recorded in Plat Book 114 at Pages 6 and 7, Orange County Registry.

**9787-24-4637**

Being all of New Tract 4, containing 16.85 acres, more or less, as shown on recorded map of survey entitled "Obey Creek Subdivision Plat" dated 10/20/2014 and recorded in Plat Book 114 at Pages 6 and 7, Orange County Registry.

**9787-14-1770**

Being all of Lot 2 as shown on plat prepared by Riley Surveying, P.A. and recorded in Plat Book 104, Page 113, Orange County Registry.

**Exhibit B****Title Exceptions**

Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.

Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey entitled "Obey Creek ALTA/NSPS Land Title Survey US Highway 15/501" Project #2021110472 by Ronald T Frederick, P.L.S., dated May 26, 2021:

- a. service utilities;
- b. floodway(s), 50' upland zone, 50' managed use zone, 50' stream side zone;
- c. variable width access easement (BK 104-PG 113);
- d. 30' NC DOT easement (BK2020 PG 508);
- e. 30' Duke Power Easement (BK 2087 PG 293);
- f. NC DOT permanent drainage easement (BK2020 PG 506);
- g. 15' and 30' owasa sanitary sewer easement;
- h. 30' type D buffer;
- i. septic field (PB104 PG 113) and
- j. NC DOT slope easement (BK 2029 PG 188)

Riparian and/or littoral rights incident to the Land; rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land; and title to any portion of the Land owned by any governmental entity including, but not limited to, marsh, dredged and/or filled areas and Land below the mean high-water mark.

Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 114, Pages 6 & 7, Plat Book 104, Page 113, Plat Book 105, Page 172, Plat Book 102, Page 159, Plat Book 100, Page 106, Plat Book 1, Page 13, Plat Book 96, Page 15 and Plat Book 96, Page 56 and shown on survey entitled "Obey Creek ALTA/NSPS Land Title Survey US Highway 15/501" Project #2021110472 by Ronald T Frederick, P.L.S., dated May 26, 2021.

Easement(s) to Duke Power Company recorded in Book 2067, pages 291 and 293 and shown on survey entitled "Obey Creek ALTA/NSPS Land Title Survey US Highway 15/501" Project #2021110472 by Ronald T Frederick, P.L.S., dated May 26, 2021.

Memorandum of Action recorded in Book 2002, Page 103 with Consent Judgment recorded in Book 2134, Page 253.

Road Corridor Maps recorded in Plat Book 2, Pages 151, 152, 153 and 157 and shown on survey entitled "Obey Creek ALTA/NSPS Land Title Survey US Highway 15/501" Project #2021110472 by Ronald T Frederick, P.L.S., dated May 26, 2021.

Ordinance of Annexation recorded in Book 6074, Page 383.

Development Agreement recorded in Book 6018, Page 1.

Deeds of Easement to Orange Water and Sewer Authority recorded in Book 3561, Pages 196, 201 and 206, Book 3584, Page 392, Book 3593, Pages 427, 432 and 438 and shown on survey entitled "Obey Creek ALTA/NSPS

Land Title Survey US Highway 15/501" Project #2021110472 by Ronald T Frederick, P.L.S., dated May 26, 2021.

Right of Way Agreement with Public Service Company of North Carolina, Inc. recorded in Book 2483, Page 373.

Easements reserved in Deeds to Department of Transportation recorded in Book 2029, Page 188 and shown on survey entitled "Obey Creek ALTA/NSPS Land Title Survey US Highway 15/501" Project #2021110472 by Ronald T Frederick, P.L.S., dated May 26, 2021.

Drainage Easement to Department of Transportation recorded in Book 2020, Page 506 and shown on survey entitled "Obey Creek ALTA/NSPS Land Title Survey US Highway 15/501" Project #2021110472 by Ronald T Frederick, P.L.S., dated May 26, 2021.

Boundary Line Agreement recorded in Book 729, Page 44.

Easement reserved in Deeds recorded in Book 124, Page 81, Book 142, Page 474 and Book 169, Page 583.

Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 104, Page 113, Plat Book 2, Page 152 and Plat Book 104, Page 113 and shown on survey entitled "Obey Creek ALTA/NSPS Land Title Survey US Highway 15/501" Project #2021110472 by Ronald T Frederick, P.L.S., dated May 26, 2021. (as to Lot 2)  
Easement to Duke Power recorded in Book 2067, Page 291 and shown on survey entitled "Obey Creek ALTA/NSPS Land Title Survey US Highway 15/501" Project #2021110472 by Ronald T Frederick, P.L.S., dated May 26, 2021. (as to Lot 2)

Rights of others for ingress and egress purposes in and to the use of the access easement located on the Land. (as to Tract 2)