

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: **\$EXEMPT**

Parcel Identifier No.

Mail after recording to: Beemer, Hadler & Willett, P.A.

This instrument was prepared by: Wayne R. Hadler, Esq. (WITHOUT TITLE EXAMINATION)

THIS DEED made this ____ day of March, 2023 by and between

GRANTOR

THE COUNTY OF ORANGE, a body politic and corporate,
a political subdivision of the State of North Carolina

GRANTEE

TOWN OF CARRBORO, a North Carolina municipal corporation, TOWN OF CHAPEL HILL,
a North Carolina municipal corporation and THE COUNTY OF ORANGE, North Carolina

P.O. Box 8181
Hillsborough, NC 27278

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

See Exhibit "A" Attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2894, Page 283, Orange County Registry.

A map showing the above-described property was previously recorded in Plat Book 86, Page 128, 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 in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Easements, conditions and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantors has duly executed the foregoing as of the day and year set forth below.

SIGNATURE PAGE TO FOLLOW

**THE COUNTY OF ORANGE,
a body politic and corporate,
a political subdivision of the State of North Carolina**

_____(Seal)
Chair
Orange County, North Carolina
Board of Commissioners

_____(Seal)
Laura Jensen, Clerk
Orange County, North Carolina
Board of Commissioners

STATE OF NORTH CAROLINA

COUNTY OF _____

I, _____, Notary Public for the County of _____, State of North Carolina, certify that LAURA JENSEN, personally appeared before me on the ____ day of _____, 2023 and acknowledged that she is the Clerk to the Board of Orange County, North Carolina, Board of County Commissioners, and to verify _____ execution of this North Carolina Special Warranty Deed, conveying real property, that _____ is Chair of the Orange County Board of Commissioners and signed in that capacity.

Witness my hand and official stamp or seal, this the ____ day of _____, 2023.

Notary Public
My Commission Expires:

EXHIBIT "A"

Tract I

BEING all that certain 15.76 acres more or less and containing 686,476 square feet more or less and labeled Lot B (Area 1B) all as shown on a map and survey entitled "GREENE TRACT LOTS A & B RECOMBINATION PLAT", dated July 28, 2022 and recorded in Plat Book ____, Page ____, Orange County Registry, to which reference is made for a more particular description of same.

It being the intent of this conveyance to merge this tract with that certain 8.40 acres and containing 365,890 square feet more or less and labeled Lot B (Area 1A)" on a map and survey entitled "GREENE TRACT LOTS A & B RECOMBINATION PLAT", dated July 28, 2022 and recorded in Plat Book ____, Page ____, Orange County Registry, to which reference is made for a more particular description of same. THE MERGE TRACTS ARE SHOWN ON THE SITE DATA TABLE of the map and survey recorded in Plata Book ____, Page ____, Orange County Registry as AS NEW LOT B (AREA 1) AND CONTAINING A TOTAL OF 24.16 ACRES.

Tract II

BEING all that certain 6.85 acres more or less and containing 298,579 square feet more or less and labeled Lot B (Area 2B) all as shown on a map and survey entitled "GREENE TRACT LOTS A & B RECOMBINATION PLAT", dated July 28, 2022 and recorded in Plat Book ____, Page ____, Orange County Registry, to which reference is made for a more particular description of same.

It being the intent of this conveyance to merge this tract with that certain 76.38 acres and containing 3,326,961 square feet more or less and labeled Lot B (Area 2A)" on a map and survey entitled "GREENE TRACT LOTS A & B RECOMBINATION PLAT" dated July 28, 2022 and recorded in Plat Book ____, Page ____, Orange County Registry, to which reference is made for a more particular description of same. THE MERGE TRACTS ARE SHOWN ON THE SITE DATA TABLE of the map and survey recorded in Plata Book ____, Page ____, Orange County Registry as AS NEW LOT B (AREA 2) AND CONTAINING A TOTAL OF 83.23 ACRES.

TRACTS I & II are intended to be merged as the 107.39-acre tract shown on the plat recorded in Plat Book ____, Page ____, Orange County Registry.