

FILED Mark Chilton
Register of Deeds, Orange Co., NC
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NC Real Estate TX: \$ 00

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Prepared by and Return to: Samuel T. Oliver, Jr.
Manning, Fulton & Skinner, P.A.
P. O. Box 20389, Raleigh, NC 27619-0389

PIN: 9788-59-9778 *YOL*

STATE OF NORTH CAROLINA :

COUNTY OF ORANGE :

RELEASE AND QUIT CLAIM

THIS RELEASE AND QUIT CLAIM made and entered into this the ____ day of August, 2018, by and between **Preservation Chapel Hill** f/k/a The Chapel Hill Preservation Society, Inc., a North Carolina non-profit corporation with an address of 610 East Rosemary Street, Chapel Hill, NC 27514, as Grantor, and **Florence F. Peacock** and husband, **James L. Peacock III** with an address of 306 N. Boundary Street, Chapel Hill, NC 27514, as Grantee.

RECITALS

1. Grantor is the holder under that certain Historic Preservation Agreement dated October 31, 1985 and recorded in Book 543, Page 383, Orange County Registry (the "Historic Preservation Agreement").

2. The Historic Preservation Agreement subjected certain real property in the Town of Chapel Hill, Orange County, North Carolina to the terms of the Historic Preservation Agreement which property included Lots 1 and 2 as shown on that plat entitled "Final Plat A Division Of The Mrs. W. C. Coker Homeplace", prepared by Freehold Land Surveys, Inc., dated September 11, 1985, last revised October 8, 1985 and recorded in Plat Book 42, Page 184, Orange County Registry.

3. Grantee owns the greater portion of the aforesaid Lots 1 and 2 as more particularly described on **Exhibit A** attached hereto (the "Peacock Property").

4. Grantee desires that Grantor release and quit claim unto Grantee all of Grantor's rights and interest under the Historic Preservation Agreement in the Peacock Property and Grantor is willing to do so on the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby release the Peacock Property from and quit claim unto Grantee any interest that Grantor may have under the Historic Preservation Agreement or otherwise in the Peacock Property, to have and to hold the aforesaid property and all privileges and appurtenants thereto belonging to Grantee in fee simple and without restriction by the Historic Preservation Agreement.

Grantor makes no warranty, expressed or implied, as to the property and the interest herein conveyed, if any.



EXHIBIT A

BEGINNING at ½ inch existing iron pipe located in the northern right-of-way line of N. Boundary Street, a variable width right-of-way, said ½ inch existing iron pipe marking the southwest corner of that property now or formerly belonging to Woodrow Burns, Jr. as shown on that plat recorded in Plat Book 73, Page 57, Orange County Registry; runs thence with the western line of the aforesaid Burns Property the following courses and distances: North 25° 30' 17" East 236.11 feet to a ½ inch existing iron pipe, North 66° 28' 07" East 24.31 feet to a ½ inch rod, North 79° 17' 45" East 58.16 feet to a ½ inch rod, North 12° 22' 14" West 12.48 feet to a ½ inch rod, North 13° 40' 01" West 8.71 feet to a ½ inch rod, and North 72° 54' 19" East 83.11 feet to a ½ inch existing iron pipe, the northwest corner of the aforesaid Burns Property and a western line of the property now or formerly belonging to Beverly J. Errede as shown on plat recorded in Plat Book 72, Page 9, Orange County Registry; runs thence with the western line of the aforesaid Errede Property North 30° 24' 26" West 95.89 feet to a ½ inch existing iron pipe, the southeast corner of that property now or formerly belonging to Henrick J. Dohlman and Christianna S. Williams as shown on plat recorded in Plat Book 60, Page 120, Orange County Registry; continues thence with the southern line of the aforesaid Dohlman Williams Property South 83° 34' 49" West 192.88 feet to a ½ inch existing iron pipe marking the southwest corner of the Dohlman Williams Property and the southeast corner of that property now or formerly belonging to David F. Hemsey and Jessica Z. Hemsey; runs thence with the southern line of the aforesaid Hemsey Property South 83°40' 43" West 95.77 feet to a ½ inch existing iron pipe, the southwest corner of the aforesaid Hemsey Property and in the eastern line of that property now or formerly belonging to Madhu Beriwal; runs thence with the eastern line of the aforesaid Beriwal Property South 06° 11' 46" East 42.62 feet to a ½ inch rebar, the southeast corner of aforesaid Beriwal Property and the northeast corner of that property now or formerly belonging to Paula Hunt; runs thence with the eastern line of the aforesaid Hunt Property South 06° 45' 31" East 240.92 feet to a ½ inch rebar in the northern right-of-way line of N. Boundary Street; runs thence with the northern boundary line of N. Boundary Street South 44° 24' 57" East 66.69 feet to a ½ inch existing iron pipe the point and place of Beginning, containing 1.35 acres as shown on that plat entitled "Survey for James L. Peacock, III and Florence F. Peacock" dated July 3, 2018 and prepared by R.S. Jones & Associates, Inc., Land Surveyors.