

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$0.00

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Parcel ID: 0091272

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Prepared by and return to: Jordan Price Wall Gray Jones & Carlton, PO Box 10669, Raleigh NC 27605

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Brief description for the Index:

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|------------------------------------------|
| +/- 3.683 ac., Plat Slide 2015, Page 306 |
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**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION**

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THIS NON-WARRANTY DEED ("Deed") is made on the \_\_ day of \_\_\_\_\_, 2026, by and between:

| GRANTOR                                                                                                                                                                                           | GRANTEE                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"><b>County of Chatham</b><br/>a municipal corporation of the<br/>State of North Carolina</p> <p style="text-align: center;">PO Box 1809<br/>Pittsboro, NC 27312</p> | <p style="text-align: center;"><b>Briar Chapel Community Association, Inc.</b><br/>a North Carolina non-profit corporation</p> <p style="text-align: center;">2500 Regency Pkwy<br/>Cary, NC 27518</p> |

*Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

WHEREAS, a certain Conditional Use Permit for Briar Chapel was originally approved by Chatham County on or about February 15, 2005, as amended from time to time (the "CUP");

WHEREAS, the CUP was amended on or about November 17, 2014 so as to include Section 14(d) of the CUP that required conveyance by NNP-Briar Chapel, LLC (the "Developer"), to the County of Chatham of a certain +/- 3.683 acre tract of land known as a "Civic Site" and more particularly describe on Exhibit A attached hereto and made a part hereof (the "Property"), which conveyance occurred by Special Warranty Deed recorded at Book 1833, Pages 249 through 254, Chatham County Registry (the "Deed");

WHEREAS, in accordance with the terms Section 14(d) of the CUP, the Deed, by its terms, included a potential reversionary interest in favor of Developer in the event certain events do not take place on or before December 31, 2025,

said reversionary interest being described in Paragraph 9 of Exhibit B to the Deed and being further detailed in Exhibit B-1 to the Deed (the "Potential Reversionary Interest");

WHEREAS, on July 1, 2025, NNP-Briar Chapel, LLC, assigned its potential reversionary interest to the Grantee by that Assignment of Potential Reversionary Interest recorded in Book 2475, Page 897, Chatham County Registry; and

WHEREAS, the Property has not been used for the purpose required by the Deed and the period within which such use was required to occur has expired. As a result, title to the Property has reverted to the Association pursuant to the Deed. To facilitate clarification of the public record, this deed is executed and delivered by Grantor to Grantee to confirm the reversion of title and eliminate any uncertainty concerning ownership of the Property.

NOW, THEREFORE, FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby remise, release, convey, and forever quitclaim to Grantee, in fee simple, all that certain parcel of land in Chatham County, North Carolina and more particularly described as follows (the "Property"):

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

**The Property herein conveyed is to be used by Grantee as Common Area.**

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

**GRANTOR:**

**COUNTY OF CHATHAM**

a municipal corporation of the State of North Carolina

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I \_\_\_\_\_, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the \_\_\_\_\_ day of \_\_\_\_ 20\_\_\_\_ each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): \_\_\_\_\_.

[affix stamp]

\_\_\_\_\_  
Notary Public Signature

My commission expires: \_\_\_\_\_

### EXHIBIT A

All of that certain parcel of land comprised of 3.683 acres, more or less, and more fully described and shown as parcel C1 on that certain Survey for North Chatham Fire Department, dated May 13, 2003, revised December 9, 2015 and December 9, 2015, by Van R. Finch - Land Surveys, P.A. and recorded at Plat Slide 2015-306, on December 16, 2015, Chatham County Registry of Deeds.