

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$27,300.00

Parcel Identifier No. 0756337955; REID 0120797 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Adams, Howell, Sizemore & Adams, P.A., 1600 Glenwood Ave., Suite 101, Raleigh, NC 27608,
without the benefit of title or tax review

Brief description for the Index: 17.023 acres

THIS DEED made this 21st day of January, 2022, by and between

GRANTOR

MORRISVILLE ASSOCIATES LLC,
a New York limited liability company
31 Corn Crib Lane
Roslyn Heights, NY 11577

GRANTEE

LCG2MF MORRISVILLE 2 APARTMENTS LLC,
a Texas limited liability company
3500 Maple Avenue, Suite 1600
Dallas, TX 75219

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Wake 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 instruments recorded in Book 10875, Page 611, and Book 10884, Page 730.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

See Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

MORRISVILLE ASSOCIATES LLC,
a New York limited liability company

By: *Liza Nathan*
Liza Nathan, Member

State of New York - County of Nassau

I, the undersigned Notary Public of the County and State aforesaid, certify that Liza Nathan personally came before me this day and acknowledged that (s)he is a Member of MORRISVILLE ASSOCIATES LLC, a New York limited liability company, and that by authority duly given and as the act of such entity (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20th day of January, 2022.

LAUREN NATHAN
NOTARY PUBLIC, State of New York
No. 01N6329497
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires Aug. 24, 2023

Lauren Nathan
LAUREN NATHAN, Notary Public
Notary's Printed or Typed Name

My Commission Expires: August 24, 2023
(Affix Seal)

EXHIBIT A

Legal Description

BEING all of the third tract of land which was conveyed by a deed from Clifton L. Benson and wife, et al, to David Williams, Sr. and wife, et al, dated July 10, 1968 and recorded in Book 1827, Page 451, Wake County Registry, except that portion which has heretofore been conveyed to Wake County for the Crabtree Watershed Project, and being more particularly described as follows: BEGINNING at an existing iron pipe with maple pointers in the northern line of Ralph Watkins at the southwestern corner of the aforementioned third tract; runs thence North 02° 11' 29" East 480 feet (correct measured distance) to an iron pipe in the southern line of property of Stella Watkins described in a deed recorded in Book 953, Page 559, Wake County Registry; runs thence along the southern line of said Watkins property South 86° 43' 11" East 1557.11 feet to an existing concrete monument in the line of the aforementioned property heretofore conveyed to Wake County for the Crabtree Watershed Project (see Book of Maps 1975, Page 80, Wake County Registry); runs thence along the boundary of said Wake County property the following courses and distances: South 16° 54' 57" East 8.39 feet, South 65° 40' 09" West 250.84 feet, South 14° 11' 44" West 100.02 feet, North 49° 35' 47" East 102.42 feet, South 79° 30' 28" East 148.37 feet; South 69° 04' 12" East 92.07 feet, South 40° 57' 16" East 248.18 feet and South 60° 11' 26" East 146.82 feet to an existing concrete monument in the northern line of property of B. F. McLeod, Jr., et al; runs thence along the northern line of said McLeod property North 87° 29' 58" West 519.66 feet to an existing railroad iron, the northwest corner of McLeod's land and the northeast corner of W. K. Rand, Jr. land; runs thence along the northern line of said Rand North 87° 33' 19" West 811.86 feet to an existing railroad iron, the northwestern corner of said Rand property and the northeastern corner of the aforementioned property of Ralph Watkins; runs thence along the northern line of Ralph Watkins North 88° 36' 11" West 592.04 feet to point of Beginning and containing 17.023 acres according to a map entitled "Property of Concept II Commercial Group" by Smith and Smith, Surveyors, dated October 6, 1981.

EXHIBIT B
Permitted Exceptions

1. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.
2. Easements, boundary lines and any other matters shown on plat recorded in Book of Maps 1984, Page 801; Book of Maps 1996, Page 706; and Book of Maps 1998, Page 2106, Wake County Registry.
3. Easement(s) in favor of CP&L as recorded in Book 1901, Page 410; Book 1901, Page 473; Book 1901, Page 474; and Book 1901, Page 468, Wake County Registry.
4. Deed of Easement granted to Town of Morrisville for sanitary sewer line recorded in Book 7375, Page 185, Wake County Registry.
5. Forty (40) foot Easement to Wake County for Brier Creek sewer interception recorded in Book 3321, Page 517, Wake County Registry
6. Any matters that would be disclosed by a current and accurate survey.