

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 May 23 02:47 PM NC Rev Stamp: \$ 5600.00
Book: 8429 Page: 890 Fee: \$ 26.00
Instrument Number: 2018017365
DEED

Prepared by and after
recordation return to:

Elizabeth J. Zook, Esq.
Carruthers & Roth, P.A.
P.O. Box 540
Greensboro, NC 27402
(as counsel to Grantee only)

Excise Tax: \$5,600.00

Tax Parcel Identification No:

NORTH CAROLINA

SPECIAL WARRANTY DEED

DURHAM COUNTY

THIS SPECIAL WARRANTY DEED made as of the 23rd day of May, 2018, by and between 1-19 HAYTI LANE LLC, a North Carolina limited liability company ("Grantor"), whose address is 1000 East Cesar Chavez, Austin, Texas 78702, and HAYTI PLACE, LLC, a California limited liability company, whose address is 35050 Mount Palomar Ct., Fremont, California, 94555 ("Grantee"). 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.

The Property (as defined below) is not the personal residence of Grantor.

W I T N E S S E T H:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee
{002658171 }

Submitted electronically by "Carruthers & Roth, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

simple, all that certain lot or parcel of land situated in Durham County, North Carolina as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property was acquired by Grantor by instrument recorded in Book 7674, Page 280, Durham County Registry.

A map showing the Property is recorded in Plat Book 113, Page 48, Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

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

All easements, restrictions and rights of way, of record, and the lien for ad valorem taxes for the current and subsequent years.

[Signature and notary acknowledgment on following page]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of the day and year first above written.

Grantor:

1-19 HAYTI LANE LLC,
a North Carolina limited liability company

By: ARE Ventures LLC, its Manager

By: *Colin Brothers*
Colin Brothers, Manager

TRAVIS County, State of TEXAS

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: Colin Brothers.

Date: May 22, 2018

Matthew Taylor
Print Name: MATTHEW TAYLOR

Notary Public

My Commission expires: 4/30/2022

(Official Seal)

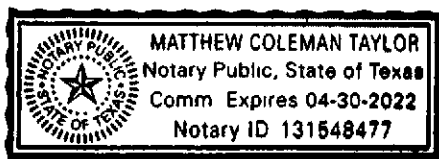


EXHIBIT A

Property

BEING Lot 1 through 19, inclusive, of FOXGATE, as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 113 at Page 48, to which plat reference is hereby made for a more particular description of same.