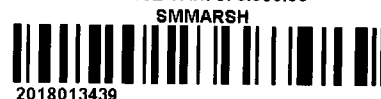


FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2018 Apr 25 09:38:53 AM  
BK:8408 PG:258-262  
DEED

FEE: \$26.00  
INSTRUMENT # 2018013439  
EXCISE TAX: \$70,650.00



**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

Excise Tax: \$70,650.00

TPIN: 0737-01-36-0944

Parcel Reference No. 154025

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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

Brief Description for Index: Plat Book 151, Page 63; Plat Book 194, Page 361

Mail after recording to:

Investors Title Insurance Company, 308 W. Rosemary Street, Suite 105, Chapel Hill, NC 27516

This instrument was prepared by:

Heather McDowell, Esq., Ellinger & Carr PLLC, 2840 Plaza Place, Suite 360, Raleigh, NC 27612.

THIS DEED made this 25<sup>th</sup> day of April, 2018 by and between

**GRANTOR:**

NRP Alston Village, LLC, a North Carolina limited liability company  
Mailing Address: 5309 Transportation Boulevard, Cleveland, Ohio 44125

**GRANTEE:**

Fairfield Falls Pointe LLC , a Delaware limited liability company  
Mailing Address: 5510 Morehouse Drive, Suite 200, San Diego, California 92121

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 Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, in fee simple, that certain land located in Triangle Township, County of Durham, State of North Carolina described on Exhibit "A" attached hereto and incorporated herein, including all buildings, structures, fixtures, surface and subsurface improvements and foundations (the "Improvements").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2972, Page 694.

Maps showing the above described property are recorded in Plat Book 151, Page 63, and Plat Book 194, Page 361.

TOGETHER with all the easements, tenements, hereditaments, privileges, rights-of-way and appurtenances thereto belonging or in anywise appertaining.

The Property conveyed herein does not include the primary residence of Grantor.

TO HAVE AND TO HOLD, the above-described real property conveyed unto the Grantee, its successors and assigns, in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, and that the above-described real property is free of all encumbrances, except taxes accruing subsequent to December 31, 2017, and those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

*[Signatures on Following Page]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed of Improvements as of the day and year first set forth above.

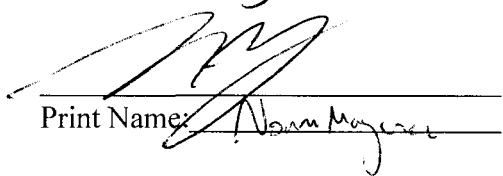
Signed, sealed, and delivered in the presence of:

**NRP ALSTON VILLAGE, LLC**, a North Carolina limited liability company

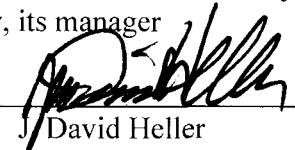


Print Name: Tyler Davis

By: NRP ALSTON MANAGEMENT, LLC, a North Carolina limited liability company, its manager




Print Name: Adam Magee

By:   
Name: J. David Heller  
Title: Manager

STATE OF OHIO  
COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 19 day of April, 2018, by J. David Heller as manager of NRP Alston Management, LLC, a North Carolina limited liability company, as manager of NRP Alston Village, LLC, a North Carolina limited liability company, on behalf of the companies. He is personally known to me or has produced Drivers License as identification.

  
Notary Public, State of Ohio  
Print Name: Amber Kinzel  
Commission No. 2017-RE-690689  
My Commission Expires: December 11, 2022



**AMBER KINZEL**  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
December 11, 2022

Exhibit "A"

Legal Description of Property

BEING ALL OF LOT 2 CONTAINING APPROXIMATELY 46.061 ACRES, MORE OR LESS, AS SAME IS SHOWN AND MORE PARTICULARLY DESCRIBED ON THAT CERTAIN 5 SHEET SERIES OF PLATS ENTITLED "FINAL PLAT RECOMBINATION AND EASEMENT DEDICATION FALLS POINTE AT THE PARK" DATED MAY 15, 2012, PREPARED BY WSP-SELLS AND IDENTIFIED BY JOB NO. 11-7011 AND RECORDED IN PLAT BOOK 194, PAGES 361, 362, 363, 364, AND 365 IN THE OFFICE OF THE DURHAM COUNTY REGISTER OF DEEDS.

TOGETHER WITH ALL OF BORROWER'S RIGHTS, TITLE AND INTEREST IN AND TO THAT CERTAIN PERMANENT EASEMENT RECORDED IN BOOK 8383, PAGES 612-614, IN THE OFFICE OF THE DURHAM COUNTY REGISTER OF DEEDS.

Exhibit "B"  
Permitted Exceptions

1. Taxes for the year 2018, and subsequent years, not yet due and payable.
2. Subject to matters shown on plat entitled "Final Plat Recombination and Easement Dedication Falls Pointe at the Park" recorded in Plat Book 194 at Pages 361-365.
3. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits recorded in Book 3307 at Page 953.
4. Amended and Restated Regulatory Agreement and Declaration of Restrictive Covenants recorded in Book 4549 at Page 255.
5. Right of Way Agreement to Public Service Company of North Carolina, Inc. recorded in Book 259 at Page 190.
6. Easement(s) to Duke Power Company recorded in Book 177 at Page 664, Book 220 at Page 49 and Book 230 at Page 580.
7. Deed of Easement(s) to County of Durham recorded in Book 1424 at Page 131, as shown on the Survey.
8. Easement(s) to County of Durham to construct a sewage system and other utility lines recorded in Book 318 at Page 160, as shown on the Survey.
9. Easement and Memorandum of Agreement to Time Warner Entertainment-Advance/Newhouse Partnership recorded in Book 3189 at Page 115 and Book 6577 at Page 522.
10. Stormwater Facility Operation and Maintenance Permit Agreements recorded in Book 3165 at Pages 349 and 359 and Book 3226 at Page 263, as shown on the Survey; Supplemental Stormwater Facility Agreement and Covenants recorded in Book 8383 at Page 615.
11. Permanent Easement recorded in Book 8383 at Page 612.