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20181024000202810 DEED
Bk: RB6536 Pg: 216
10/24/2018 02:44:36 PM 1/6

FILED Mark Chilton
Register of Deeds, Orange Co. NC
Recording Fee: \$51.00
NC Real Estate TX: \$50000.00

and

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$50,000.00

Parcel Identification Nos. 9864-50-4142 & 9863-49-5724 *B*

Return to: Law Office of David Shapiro LLC, 695 Cross Street, Suite 280, Lakewood, NJ 08701

This instrument was prepared by: Weatherspoon & Voltz LLP (without benefit of title examination)

Brief description for the Index: Patriots Pointe Apartments, 100 Patriots Pointe Drive, Hillsborough, NC

THIS DEED is made this 23rd day of October, 2018, by and between:

GRANTOR	GRANTEE
PATRIOTS POINTE PARTNERS, LLC, a North Carolina limited liability company 5400 Glenwood Avenue, Suite G-11 Raleigh, North Carolina 27612	LHNH-PP APTS. LLC, a Delaware limited liability company (91.96% undivided interest as tenant-in- common) and 1814 TIC LLC, a Delaware limited liability company (8.04% undivided interest as tenant-in- common) 1215 Tuxedo Terrace Lakewood, NJ 08701

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, that certain lot or parcel of land situated in the Town of Hillsborough, Orange County, North Carolina and being described in **Exhibit A** attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6256, Page 99, Orange County Registry.

Submitted electronically by "Madison Title Agency, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

A map showing the above described property is recorded in Plat Book 96, Page 34, and Plat Book 111, Page 79, Orange County Registry.

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 those certain matters of title set forth in **Exhibit B** attached hereto.

All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

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

Patriots Pointe Partners, LLC,
a North Carolina limited liability company

By: *Bradford A. Minsley*
Bradford A. Minsley, Manager

By: *Clifton P. Minsley*
Clifton P. Minsley, Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Bradford A. Minsley and Clifton P. Minsley.

Date: October 22, 2018

William H. Weatherspoon, Jr.
Notary Public

William H. Weatherspoon, Jr.
Printed Name

My commission expires: 3-27-2021

[Official seal]

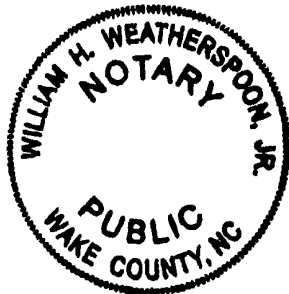


Exhibit A – Legal Description

TRACT 1

BEGINNING AT THE CONTROL CORNER IN THE SOUTHWESTERN CORNER OF LOT A AS SHOWN ON THE PLAT RECORDED AT PLAT BOOK 28, PAGE 88, ORANGE COUNTY REGISTRY, IN THE NORTHERN LINE OF PROPERTY NOW OR FORMERLY OWNED BY MYRTLE CECIL, A COMMON CORNER WITH THE SOUTHEASTERN CORNER OF PROPERTY OF THE TIMBERS LIMITED PARTNERSHIP, AS DESCRIBED AT BOOK 624, PAGE 142; THENCE WITH THE LINE OF CECIL NORTH 75° 53' 23" EAST 349.70 FEET TO AN EXISTING IRON, A COMMON CORNER WITH PROPERTY NOW OR FORMERLY OWNED BY MATTHEW STRUM, AS DESCRIBED AT DEED BOOK 158, PAGE 526; THENCE WITH THE LINE OF STRUM NORTH 75° 02' 38" EAST 606.30 FEET TO AN EXISTING IRON, A COMMON CORNER WITH PROPERTY NOW OR FORMERLY OWNED BY BLEKER HONEYCUTT, AS DESCRIBED AT DEED BOOK 536, PAGE 547; THENCE WITH THE LINE OF HONEYCUTT NORTH 29° 57' 20" WEST 229.11 FEET TO AN EXISTING IRON PIN; THENCE FURTHER WITH THE LINE OF HONEYCUTT NORTH 59° 55' 29" EAST 230.72 FEET TO AN EXISTING IRON PIN, A COMMON CORNER WITH PROPERTY OF M. F. LIMITED PARTNERSHIP OF HILLSBOROUGH, AS DESCRIBED AT DEED BOOK 417, PAGE 17; THENCE WITH THE M.F. PROPERTY NORTH 11° 33' 14" WEST 446.06 FEET TO AN EXISTING IRON PIN; THENCE FURTHER WITH THE M.F. PROPERTY NORTH 89° 09' 17" EAST 220.98 FEET (CROSSING THE NORTHWESTERN CORNER OF THE CATES FARM ROAD RIGHT-OF-WAY AT 146.67 FEET AND THENCE COTERMINOUS WITH THE NORTHERN LINE OF THE CATES FARM ROAD RIGHT-OF-WAY) TO AN EXISTING IRON PIN IN THE NORTHEASTERN CORNER OF THE RIGHT-OF-WAY OF CATES FARM ROAD; THENCE FURTHER WITH THE LINE OF M. F. NORTH 32° 06' 42" WEST 260.08 FEET TO AN EXISTING IRON PIN IN THE SOUTHERN MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 85; THENCE WITH THE SOUTHERN MARGIN OF THE RIGHT-OF-WAY LINE OF INTERSTATE 85 THE FOLLOWING SIX COURSES AND DISTANCES: (1) SOUTH 82° 46' 31" WEST 66.58 FEET TO AN EXISTING CONCRETE MONUMENT, (2) SOUTH 89° 19' 32" WEST 98.67 FEET TO AN EXISTING CONCRETE MONUMENT, (3) NORTH 83° 01' 49" WEST 302.90 FEET TO AN EXISTING CONCRETE MONUMENT, (4) SOUTH 89° 28' 27" WEST 195.53 FEET TO AN EXISTING IRON PIN, (5) SOUTH 89° 28' 27" WEST 300.91 FEET TO AN EXISTING CONCRETE MONUMENT, AND (6) SOUTH 88° 22' 48" WEST 29.18 FEET TO AN EXISTING IRON PIN, A COMMON CORNER WITH PROPERTY OF THE TIMBERS LIMITED PARTNERSHIP, AS DESCRIBED AT BOOK 624, PAGE 142; THENCE WITH THE LINE OF THE TIMBERS LIMITED PARTNERSHIP SOUTH 00° 26' 16" WEST 1,252.98 FEET TO THE POINT OF BEGINNING, CONTAINING 24.66 ACRES, MORE OR LESS.

TOGETHER WITH THE NONEXCLUSIVE RIGHT TO USE THOSE ACCESS EASEMENTS OVER CATES FARM ROAD DESCRIBED AT BOOK 359, PAGE 424, AND BOOK 460, PAGE 508, AND BINFORD STREET/TIMBERS DRIVE, RECORDED AT BOOK 1362, PAGE 469.



Exhibit A, continued

TRACT 2

BEGINNING AT THE NORTHEASTERN CORNER OF LOT 1 OF CATES FARM-REVISED AS SHOWN ON THE PLAT BY THAT TITLE RECORDED AT PLAT BOOK 40, PAGE 86, ORANGE COUNTY REGISTRY; THENCE WITH THE LINES OF SAID LOT 1 THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) SOUTH 52° 36' 59" WEST 150.00 FEET TO AN IRON PIN; THENCE (2) SOUTH 35° 58' 10" EAST 165.58 FEET TO AN IRON PIN; THENCE (3) SOUTH 52° 35' 59" WEST 188.44 FEET TO AN IRON PIN; THENCE (4) NORTH 37° 41' 11" WEST 60.00 FEET TO AN IRON PIN; THENCE (5) SOUTH 52° 36' 59" WEST 99.68 FEET TO AN IRON PIN IN THE EASTERN MARGIN OF CATES FARM ROAD, A PRIVATE ROAD AS SHOWN ON THE AFOREMENTIONED PLAT; THENCE (6) WITH THE EASTERN MARGIN OF SAID CATES FARM ROAD NORTH 37° 36' 23" WEST 229.89 FEET TO AN IRON PIN; THENCE NORTH 32° 06' 39" WEST 260.04 FEET TO AN IRON PIN THE SOUTHERN MARGIN OF THE RIGHT OF WAY OF INTERSTATE HIGHWAY 85; THENCE WITH INTERSTATE 85 THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 82° 46' 31" EAST 285.67 FEET TO A DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MONUMENT; THENCE (2) NORTH 89° 55' 22" EAST 220.20 FEET TO AN IRON PIN, THE NORTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OWNED BY DON AND CAROL ANN TICKLE; THENCE WITH THE TICKLE LINE SOUTH 35° 58' 10" EAST 106.35 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 3.56 ACRES MORE OR LESS.

TRACT 3

BEGINNING AT AN EXISTING NAIL CONTROL CORNER WITH NC STATE PLANE COORDINATES OF: N 839629.00 E 1965175.02 AND IS LOCATED S 65° 50' 16" W 1956.62 FEET (GRID) FROM NCGS "HINES" N 840429.89 E 1966960.23 SCALE FACTOR 0.9999718. GRID TIE CALCULATED FROM PB 96 PG 34; THENCE FROM SAID CONTROL CORNER N 59° 55' 29" E 292.08 FEET TO A POINT; THENCE S 37° 24' 49" E 300.33 FEET TO A POINT; THENCE S 52° 44' 21" W 22.00 FEET TO A POINT; THENCE N 37° 24' 49" W 34.98 FEET TO A POINT; THENCE N 52° 36' 59" E 17.00 FEET TO A POINT; THENCE N 37° 24' 49" W 260.95 FEET TO A POINT; THENCE S 59° 55' 29" W 292.69 FEET TO A POINT; THENCE N 30° 04' 31" W 5.05 FEET TO A POINT; THENCE N 59° 55' 29" E 5.00 FEET TO A POINT, THE POINT AND PLACE OF BEGINNING CONTAINING APPROXIMATELY 3,566 S.F./0.08 ACRES, MORE OR LESS, AND DESIGNATED AS "AREA TO BE ANNEXED BY CITY OF HILLSBOROUGH" ON THE ANNEXATION PLAT, PATRIOTS POINTE, RECORDED IN PLAT BOOK 111, PAGE 79, REGISTER OF DEEDS, ORANGE COUNTY, NORTH CAROLINA.

BEING THE SAME PROPERTY DESCRIBED IN AN ORDINANCE ANNEXING CERTAIN CONTIGUOUS PROPERTY RECORDED ON MAY 7, 2013 IN DEED BOOK 5600, AT PAGE 474, ORANGE COUNTY REGISTER OF DEEDS.

The above Tracts 1 and 3 are to remain combined for tax purposes.

RT



Exhibit B

1. Right-of-Way granted to Duke Power Company, dated November 15, 1950 and recorded on December 8, 1950 in Book 135 Page 314.
2. Easement granted to Morris Telephone Company dated February 11, 1953 and recorded in Book 145 Page 338.
3. Agreement for Road Construction and Right-of-Way granted to the North Carolina Department of Conservation and Development dated January 29, 1957 and recorded February 7, 1957 in Book 161 Page 381.
4. Declaration of Dedication made by Fred S. Cates, Jr, and wife, Elizabeth T. Cates dated March 27, 1981 and recorded March 30, 1981 in Book 359 Page 424.
5. Easement granted to Piedmont Electric Membership Corporation dated July 17, 1981 and recorded September 11, 1981 in Book 372 Page 547.
6. Easement granted to Central Telephone Company dated June 1, 1982 and recorded June 7, 1982 in Book 389 Page 568.
7. Declaration of Dedications made between Fred S. Cates, Jr. and wife, Elizabeth T. Cates and M.F. Partnership, Ltd. dated April 12, 1984 and recorded April 13, 1984 in Book 460 Page 508, and any amendments thereto.

Amended and Restated Declaration of Dedications made between M.F. Partnership, Ltd. and Fred S. Cates, Jr., and wife, Elizabeth T. Cates dated December 14, 1995 and recorded on January 10, 1996 in Book 1425 Page 156.

8. Water/Sewer Extension Easement/Agreement granted to the Town of Hillsborough, dated April 18, 1984 and recorded April 26, 1984 in Book 462 Page 236.
9. Road Maintenance Agreement made between M.F. Partnership LTD. and Fred S. Cates, Jr. and wife, Elizabeth T. Cates dated November 15, 1984 and recorded November 30, 1984 in Book 492 Page 627.
10. Deed of Easement granted to Fred S. Cates and wife, Elizabeth T. Cates, dated June 26, 1995 and recorded June 27, 1995 in Book 1362 Page 469.
11. Deed of Easement granted to M.F. Limited Partnership of Hillsborough dated January 31, 1996 and recorded February 8, 1996 in Book 1432 Page 349, supplemented in Book 1441 Page 512.
12. Terms and provisions of the Lease by and between Fred S. Cates Jr. and wife, Elizabeth T. Cates and Bellsouth Carolinas PCS, L.P. as evidenced by a Memorandum of Lease and Amendment to Lease dated June 28, 1995 recorded on April 18, 1996 in Book 1456 Page 267.

Memorandum of Fifth Amendment to Option and Lease Agreement between Patriots Pointe Partners, LLC and New Cingular Wireless PCS, LLC dated August 28, 2017 recorded on September 14, 2017 in Book RB6364 Page 487.



13. Communication Systems Right-of-Way and Easement Deed granted to Central Telephone Company dated June 1, 2004 and recorded June 7, 2004 in Book RB3458 Page 211.
14. Right-of-Way Agreement made between Patriot's Pointe, LLC and Piedmont Electric Membership Corporation dated March 9, 2004 and recorded April 14, 2004 in Book RB3401 Page 316.
15. Grant of Easement to Time Warner Cable Enterprises LLC dated May 30, 2017 and recorded August 16, 2017 in Book RB6351 Page 553.
16. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 40 Page 86.
17. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 89 Page 169.
18. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 96 Page 32.
19. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 96 Page 34.
20. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 111 Page 79.
21. Matters shown on Survey prepared by John A. Edwards, Jr. of John A. Edwards & Company, Project/Job Number 2018-140, dated 08/20/2018, as revised.

