

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2017 FEB 02 02:20:17 PM
BK:8119 PG:144-149
DEED
FEE: \$26.00
EXCISE TAX: \$102,044.00
INSTRUMENT # 2017003689
SMMARSH



2017003689

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$102,044.00



Return to: Wyatt Early Harris Wheeler, LLP (David N. Woods) PO Drawer 2086, High Point, NC 27261

Parcel Identifier No.: 9798-04-73-5864 (Durham County)

Prepared by: Thomas P. Hockman, Esq., Schell Bray PLLC, 230 N. Elm Street, Suite 1500, Greensboro, North Carolina 27401

Return to: Thomas P. Hockman, Esq., Schell Bray PLLC, 230 N. Elm Street, Suite 1500, Greensboro, North Carolina 27401

THIS DEED made as of this 01st day of January, 2017, by and between

GRANTOR:	GRANTEE:
NIC Meadowmont, LLC, a Delaware limited liability company	BELL FUND VI MEADOWMONT, LP, a Delaware limited liability company
Address: 1033 Demonbreun Street, Suite 630 Nashville, TN 37203	c/o Bell Partners Inc. 300 North Greene Street, Suite 1000 Greensboro, NC 27401

The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successor, 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 the City of Chapel Hill, Durham 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 Instrument recorded in Book 7390, Page 638 of Official Records of Durham County, North Carolina.

The property herein conveyed does not include the primary residence of 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.

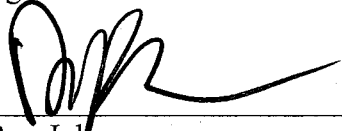
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Ad valorem taxes for the current year, those Permitted Exceptions set forth in **Exhibit "B"** attached hereto and incorporated herein by reference, and any local county, state or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, including existing violations of said laws, ordinances, or regulations.

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

GRANTOR: NIC Meadowmont, LLC
a Delaware limited liability company

By: Aspen Asset Management, Inc.,
Its Manager

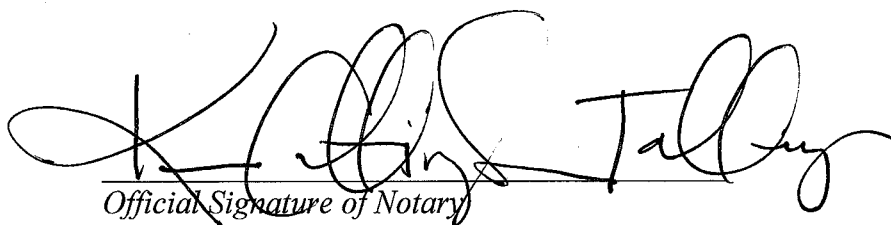
By: 
Name: Ron Johnson
Title: Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

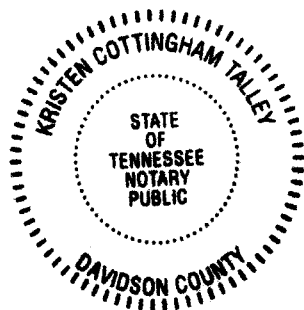
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: RON JOHNSON, as Treasurer of ASPEN ASSET MANAGEMENT INC. a Tennessee corporation, as Manager of NIC MEADOWMONT, LLC, a Delaware limited liability company, on behalf of such corporation and limited liability company, by authority of such entities.

Date: 01/24/, 2017.


Official Signature of Notary

(Official Seal)

Kristan Cottingham Talley
Notary Public *Printed or typed name*



My commission expires: 01/06/20

EXHIBIT "A"

Lying and being in Durham County, North Carolina, and more particularly described as follows:

BEGINNING at an iron pipe located on the northern boundary of the right-of-way for North Carolina Highway 54 and also located on the eastern right-of-way line of the proposed Meadowmont Lane, said point being S 62 deg 33 '32 "E 13.19 feet from North Carolina State Highway Commission Monument "28 JS 1" which has North Carolina grid coordinates of N = 238,829.73 meters and E = 608,673.61 meters (NAD 83); thence running along and with the right-of-way of proposed Meadowmont Lane N 27 deg 35 '13 "E 201.83 feet to an iron pipe; thence N 22 deg 14 '43 "E 150.39 feet to an iron pipe; thence N 27 deg 35 '13 "E 288.86 feet to an iron pipe; thence counterclockwise along the arc of a curve having a radius of 755.00 feet, an arc length of 288.07 feet and a chord of 286.31 feet bearing N 16 deg 39 '26 "E to an iron pipe; thence S 80 deg 08 '26 "E 209.15 feet to an iron pipe; thence N 01 deg 38 '31 "E 207.29 feet to an iron pipe located in the southwestern right-of-way of the proposed Barbee Chapel Road Extension; thence clockwise along the arc of a curve having a radius of 661.50 feet, an arc length of 1026.56 feet and a chord of 926.61 feet bearing S 27 deg 57 '03 "E to an iron pipe; thence S 16 deg 30 '26 "W 538.76 feet to an iron pipe in the northern boundary of the right-of-way of North Carolina Highway 54; thence along and with the northern boundary of the right-of-way of North Carolina Highway 54 N 82 deg 47 '59 "W 336.07 feet to a concrete monument; thence N 62 deg 33 '32 "W 592.75 feet to the point and place of BEGINNING, containing 879,128 square feet (20.18 acres) more or less and BEING all of that parcel shown as "Parcel 5 - Meadowmont" by the plat of survey prepared by The John R. McAdams Company, Inc. dated September 1, 1998, last revised May 12, 1999 and of record at Plat Book 143 Pages 114 and 115, Durham County Registry, and also of record at Plat Book 83 Pages 95 and 96, Orange County Registry.

TOGETHER with a permanent nonexclusive easement for the drainage of stormwater runoff (including, but not limited to, the right to construct and to connect to existing storm drain lines and pipes) from the 20.18 acre, more or less, parcel described above into the stormwater retention pond constructed or to be constructed upon that certain parcel described as follows:

BEGINNING at a point, which point is located by running N 24 deg 09 '17 "E 367.72 feet from NCSHC Monument 10LB 3 (1973) N=782,928.97, E=1,998,062.82; and thence running N 11 deg 54 '31 "E 991.61 feet to the place and point of BEGINNING; thence from said point of BEGINNING running N 78 deg 05 '29 "W 40.00 feet to a point; thence S 51 deg 58 '14 "W 205.94 feet to a point; thence N 74 deg 20 '28 "W 96.54 feet to a point; thence S 69 deg 38 '49 "W 63.16 feet to a point; thence counterclockwise along the arc of a circle having a radius of 738.50 feet and a chord bearing of N 14 deg 59 '21 "W a distance of 30.13 feet to a point; thence N 69 deg 38 '49 "E 68.05 feet to a point; thence N 05 deg 56 '58 "W 115.97 feet to a point; thence N 44 deg 03 '16 "W 106.29 feet to a point; thence S 58 deg 30 '42 "W 67.36 feet to a point; thence counterclockwise along the arc of a circle having a radius of 738.50 feet and a chord bearing of N 35 deg 48 '23 "W a distance of 111.32 feet to a point; thence N 49 deg 29 '20 "E 219.92 feet to a point; thence N 87 deg 12 '56 "E 362.89 feet to a point; thence N 49 deg 3 '44 "E 91.68 feet to a point; thence S 11 deg 54 '31 "W 413.44 feet to a point, the point and place of BEGINNING.

EXHIBIT "B"

1. Current taxes and assessments, if any, affecting the property.
2. Declaration of covenants, conditions, restrictions, easements, charges, assessments and liens (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 1919, Pages 87 and 121, Orange County Registry and Book 2643, Pages 381 and 414, Durham County Registry.
3. Covenants contained in deeds recorded in Book 1931, Page 411; Book 1932, Page 543; and Book 4927, Page 213, and Book 5713, Page 509 Orange County Registry; and Book 2653, Page 951, Book 2656, Page 103; Book 6452, Page 63, and Book 7390, Page 638, Durham County Registry.
4. The following matter(s) as shown on map or plat recorded in Plat Book 83, Pages 95 and 96; Book 85, Pages 73, 79 and 178;-179; Plat Book 86, Page 193-194; Plat Book 85, Page 62-65, Orange County Registry; and Plat Book 146, Page 121; Plat Book 148, Page 47-50; Plat Book 150, Page 143-145; Plat Book 146, Page 155-160; Plat Book 146, Page 109-115 and Plat Book 143, Page 114 and 115, Durham County Registry:
 - a. dedication to public use of all rights-of-way, easements, streets, recreation areas, open space, common areas, utilities and other improvements to public or private common use as noted on the respective plats;
 - b. waterline easements, sanitary sewer easements and combined utility easements dedicated to Orange Water and Sewer Authority, located substantially as shown on survey by Stanley Robert Sacks, PLS dated December 12, 2016;
 - c. sign and landscape easements; utility and cable easements; bus stop easements; temporary construction easement, located substantially as shown on survey by Stanley Robert Sacks, PLS dated December 12, 2016;
 - d. sight triangles dedicated to NCDOT;
 - e. entranceway corridors along the boundary with NC Highway 54 which are to be undisturbed landscape buffers;
 - f. transit easement for use by Town of Chapel Hill and Triangle Transit Authority;
 - g. water meter easements;
 - h. temporary traffic signal easement;
 - i. no more than one driveway cut per every two lots on Meadowmont Lane.
5. Easement(s) and right(s)-of-way for roads or public/private utilities.

6. License and Memorandum of Agreement with Time Warner Entertainment-Advance/Newhouse Partnership recorded in Book 6035, Page 769, Durham County Registry.
7. Easement(s) or right(s)-of-way in favor of Orange Water and Sewer Authority recorded in Book 2162, Page 124 and Book 2162, Page 128, Orange County Registry, and Book 2656, Page 103; Book 2802, Page 213; Book 2802, Page 221 and Book 2852, Page 349, Durham County Registry.
8. Easement(s) or right(s)-of-way in favor of Durham Public Service Company recorded in Book 121, Page 310, Durham County Registry.
9. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 199, Page 205 and Book 2783, Page 601, Durham County Registry.
10. Easement(s) or right(s)-of-way in favor of North Carolina State Highway Commission recorded in Book 273, Page 66, Durham County Registry and Book 180, Page 585 and 586, Orange County Registry.
11. Master Land Use Plan recorded in Book 1842, Page 24, Orange County Registry and Book 2570, Page 996, Durham County Registry.
12. Special Use Permit recorded in Book 1922, Page 487, Orange County Registry and Book 2646, Page 422, Durham County Registry.
13. Modification of Special Use Permit recorded in Book 3293, Page 421, Orange County Registry and Book 4221, Page 224, Durham County Registry.
14. Title to that portion of the Land within the bounds of any public streets, roads or highways.
15. Rights or claims of parties in possession as tenants under unrecorded leases.
16. The following matter(s) as shown on survey by Stanley Robert Sacks, PLS dated December 12, 2016, and any easement(s) or right(s)-of-way associated therewith:
 - a. various utility lines with reinforced concrete pipes, catch basins, sanitary sewer lines, sanitary sewer manholes, storm drain lines, cleanouts, drop inlets, gas meters, water meters and valves, junction boxes, polyvinyl chloride pipes, and propane tanks located on the Land;
 - b. asphalt and concrete walks;
 - c. bus stop shelters;
 - d. offsite storm water management area;
 - e. asphalt trail encroachment;
 - f. building 5 and building 8 encroach into setback area;
 - g. stone wall meandering a cross property line into street right-of-way.