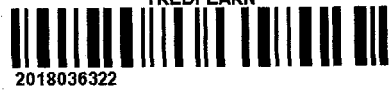


FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Oct 16 03:45:57 PM
BK:8528 PG:255-256
DEED
FEE: \$26.00
INSTRUMENT # 2018036322
EXCISE TAX: \$8,213.00



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$8,213.00

Parcel ID: 193371 and 222218

This instrument was prepared without benefit of title search by:
Nexsen Pruet, PLLC 4141 Parklake Ave, Suite 200, Raleigh, NC 27612
Mail after recording to: Grantee

Brief description for the
Index:

1004 and 1216 Doc Nichols Road, Durham County, North Carolina

THIS DEED is made this 15th day of October, 2018 by and between:

GRANTOR	GRANTEE
<p>SDH Raleigh LLC A Georgia limited liability company 110 Village Trail, Suite 215 Woodstock, GA 30188</p>	<p>Forestar (USA) Real Estate Group Inc. A Delaware corporation 3330 Cumberland Blvd., Ste. 275 Atlanta, GA 30339</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 Durham County, North Carolina and more particularly described as follows:

BEING all of Lot 1 and Lot 2 as shown on a plat entitled "Sagewood 1004 Doc Nichols Road," prepared by The John R. McAdams Company, Inc., and recorded in Plat Book 197, Pages 295 and 296, Durham County Registry.

TOGETHER WITH the temporary construction and grading easements and the rights and benefits necessary thereto granted under those Temporary Construction and Grading Easements recorded in Book 8463 Page 438, Book 8465 Page 601, Book 8523 Page 991, Book 8523 Page 996, Book 8527, Page 348, and Book 8527, Page 415, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 8528, Page 253, Durham 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.

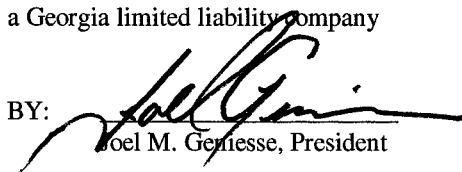
And the Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for exceptions stated herein. Title to the aforescribed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

1. Ad valorem taxes for 2019 and subsequent years.
2. Easements, covenants, conditions, restrictions, and other matters of record affecting the property.

Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: the Property conveyed herein does not include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized manager the day and year first above written.


GRANTOR:
SDH RALEIGH LLC,
a Georgia limited liability company

BY: 
Joel M. Geniesse, President

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that Joel Geniesse personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joel M. Geniesse, President.

Witness my hand and official seal, this the 15 day of October, 2018.
(Official Seal)


Notary Public
My commission expires: 9/27/21

