



Doc No: 30073121
Recorded: 05/26/2022 04:22:41 PM
Fee Amt: \$26.00 Page 1 of 6
Excise Tax: \$104,080.00
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 6782 PG 2158 - 2163 (6)

James Alan Boston Jr

Excise Tax: \$ 104,080.00

Tax Lot No./Parcel Identifier No.: 9789198723; 9789292752; 9789197059 *RKB*

Mail after recording to:

Gibson, Dunn & Crutcher LLP
555 Mission Street
San Francisco, California 94105
Attention: Allison H. Kidd, Esq.

This instrument was prepared by:

Scott Schaaf, as local North Carolina counsel for Grantee (no title or legal description verification performed)
Womble Bond Dickinson (US) LLP
One West Fourth Street
Winston-Salem, NC 27101

Brief Description For The Index:

101 Legacy Terrace, Chapel Hill, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of May 24th, 2022, by and between:

GRANTOR:	GRANTEE:
<p>WAYPOINT UNC CHAPEL RIDGE OWNER, LLC, a Delaware limited liability company</p> <p>Address: c/o Waypoint Residential, LLC 150 E. Palmetto Park Road, Suite 700 Boca Raton, Florida 33432</p>	<p>SZ CHAPEL HILL APARTMENTS LP, a Delaware limited partnership</p> <p>Address: c/o The Scion Group LLC 444 N. Michigan Ave., Suite 2600 Chicago, Illinois 60611</p>

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 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 simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Orange 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 RB6327, Page 429, Office of the Orange County Register of Deeds.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all improvements thereon and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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 the exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

[The balance of this page is intentionally left blank.]

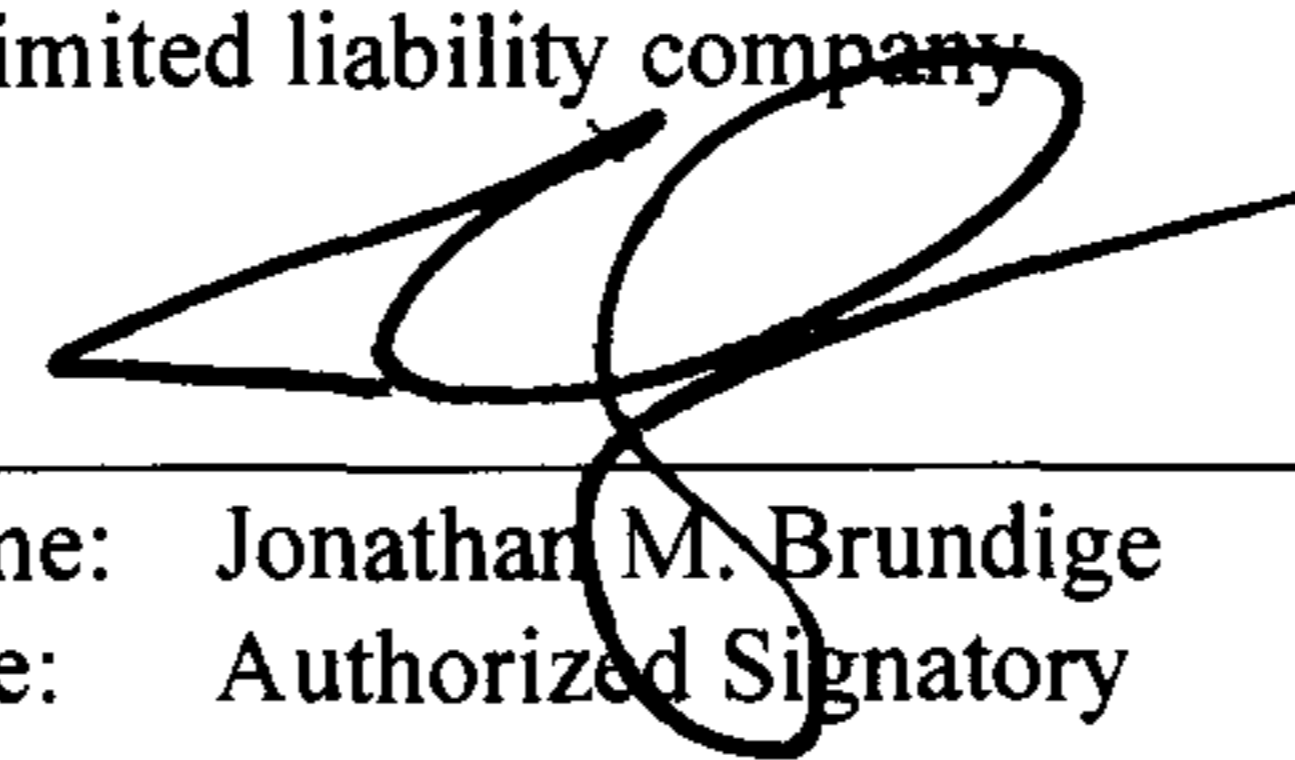
IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the date first above written.

GRANTOR:

WAYPOINT UNC CHAPEL RIDGE OWNER, LLC,
a Delaware limited liability company

By: _____

Name: Jonathan M. Brundige
Title: Authorized Signatory



STATE OF Connecticut)
COUNTY OF Fairfield) SS.

I, Bryan Martinez, the undersigned Notary Public of the County and State aforesaid, do hereby certify that Jonathan M. Brundige, being personally known to me, personally appeared before me this day and acknowledged that he is the Authorized Signatory of **WAYPOINT UNC CHAPEL RIDGE OWNER, LLC**, a Delaware limited liability company, being authorized to do so, voluntarily executed the foregoing instrument for the purposes therein expressed on behalf of such limited liability company. Witness my hand and official stamp or seal this 20th day of May, 2022.

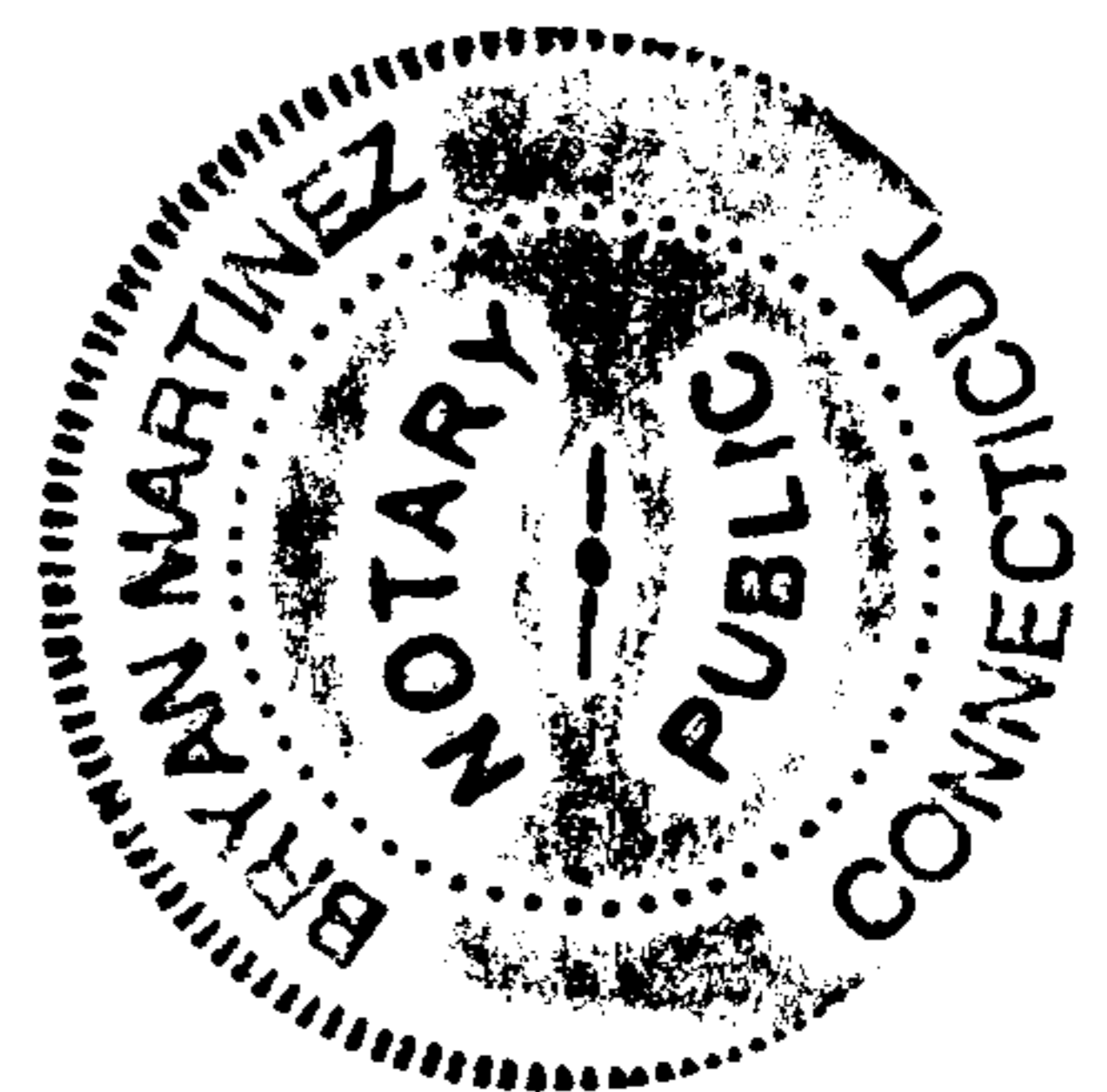
Notary Public

Print Name: Bryan Martinez

My Commission Expires: 06/30/2026

Seal/Stamp:

Bryan Martinez
Notary Public
Connecticut
My Commission Exp. June 30, 2026



[Chapel Ridge – Special Warranty Deed]

EXHIBIT ALEGAL DESCRIPTION

BEING all of Tracts A, B and D of Chapel Ridge at Chapel Hill, as same is shown in a map hereof recorded in Plat Book 88, Page 132, Orange County Registry, Tracts A, B and D being further described as follows:

TRACT A CHAPEL RIDGE

Beginning at an existing Iron Pipe at the intersection of the Northern Line of Tract A and the Eastern Right of Way of Chapel Ridge Drive as shown in PB. 88 Pg. 132 recorded in the Orange County Register of Deeds. Said corner also having an NC Grid NAD 83 (2011) coordinate of N. 800235.03 E.1981512.48; Thence leaving Chapel Ridge Drive with the Northern property line S 72°12'28" E a distance of 576.16 feet to an Iron Pipe on the western right of way of Brookstone Drive; thence S 17°47'48" W a distance of 31.35 feet to a point; thence with a curve turning to the left an arc length of 131.80 feet, radius of 204.50 feet, chord bearing of S 00°40'00" E, chord length of 129.53 feet to an Iron Pipe; thence with a compound curve turning to the left an arc length of 9.25 feet, radius of 12.02 feet, chord bearing of S 41°12'01" E, chord length of 9.02 feet to an Iron Pipe; thence S 63°16'12" E a distance of 22.98 feet to an Iron Pipe; thence S 45°22'53" E a distance of 2.46 feet to an Iron Pipe; thence S 30°11'43" E a distance of 17.54 feet to a Drilled Hole; thence S 34°17'37" E a distance of 9.06 feet to an Iron Pipe; thence S 39°23'15" E a distance of 24.15 feet to an Iron Pipe; thence with a curve turning to the right an arc length of 86.27 feet, radius of 339.00 feet, chord bearing of S 35°51'38" E, chord length of 86.04 feet to an Iron Pipe; thence with a compound curve turning to the right an arc length of 11.89 feet, radius of 24.00 feet, chord bearing of S 14°22'39" E, chord length of 11.77 feet to an Iron Pipe; thence S 00°11'06" E a distance of 277.65 feet to a Drilled Hole; thence S 34°30'32" W a distance of 74.47 feet to a Drilled Hole; thence with a curve turning to the left an arc length of 113.70 feet, radius of 191.50 feet, chord bearing of S 17°29'58" W, chord length of 112.04 feet to an Iron Pipe at the intersection of the Northern Right of Way of Northfield Drive; thence with a reverse curve turning to the right an arc length of 6.87 feet, radius of 25.00 feet, chord bearing of S 82°00'22" W, chord length of 6.85 feet to an Iron Pipe; thence with a curve turning to the right an arc length of 26.87 feet, radius of 1467.50 feet, chord bearing of N 89°37'52" W, chord length of 26.87 feet to an Iron Pipe; thence N 89°06'25" W a distance of 47.58 feet to an Iron Pipe; thence with a curve turning to the left an arc length of 53.61 feet, radius of 1532.50 feet, chord bearing of S 89°53'27" W, chord length of 53.61 feet to a point; thence S 88°53'19" W a distance of 75.64 feet to a Drilled Hole; thence with a curve turning to the right an arc length of 46.69 feet, radius of 267.07 feet, chord bearing of N 86°06'41" W, chord length of 46.63 feet to an Iron Pipe; thence N 81°06'41" W a distance of 8.03 feet to an Iron Pipe; thence with a curve turning to the left an arc length of 52.66 feet, radius of 332.47 feet, chord bearing of N 85°38'53" W, chord length of 52.60 feet to an Iron Pipe; thence S 89°48'54" W a distance of 263.10 feet to an Iron Pipe at the intersection of the Eastern right of way of Chapel Ridge Drive; thence N 00°15'29" E a distance of 916.66 feet to the Point of Beginning, containing an area of 501550 square feet or 11.51 acres.

TRACT B CHAPEL RIDGE

Beginning at an Iron pipe at the intersection of the common property line of ACC GF III Chapel View and the eastern right of way of Brookstone Drive; thence with said common line South 72°11'42" East a distance of 222.70 feet to an Iron pipe at the intersection of the common property line of Williams Properties II ; thence with the common line of Williams Properties II South 01°50'12" West a distance of 263.87 feet to an Iron Pipe at the intersection of the common property line of Ram Properties; Thence with said Common Line South 87°25'15" West a distance of 76.08 feet to an Iron Pipe; thence South 00°57'14" East a distance of 390.72 feet to an iron pipe on the northern right of way of Northfield Drive; thence with said right of way South 89°11'01" West a distance of 76.04 feet to an iron pipe at the intersection of the eastern right of way of Brookstone Drive; thence with said right of way a curve turning to the right an arc length of 46.06 feet, a radius of 25.00 feet, a chord bearing of North 38°02'11" West, a chord length of 39.82 feet to an Iron Pipe; thence North 16°26'38" East a distance of 7.42 feet to a

Parker Kalon Nail; thence North 32°08'01" West a distance of 8.94 feet to a Parker Kalon Nail; thence North 28°02'05" East a distance of 34.05 feet to an Iron Pipe; thence North 29°51'43" East a distance of 73.94 feet to an Iron Pipe; thence with a curve turning to the left an arc length of 77.24 feet, a radius of 181.00 feet, a chord bearing of North 12°03'12" East, a chord length of 76.66 feet to an Iron Pipe; thence North 00°10'20" West a distance of 164.74 feet to a point; thence with a curve turning to the left an arc length of 77.24 feet, a radius of 181.00 feet, a chord bearing of North 12°23'51" West, a chord length of 76.66 feet to an Iron Pipe; thence with a compound curve turning to the left an arc length of 121.05 feet, a radius of 380.02 feet, a chord bearing of North 33°44'56" West, a chord length of 120.54 feet to a Concrete Monument; thence with a reverse curve turning to the right an arc length of 18.14 feet, a radius of 145.53 feet, a chord bearing of North 39°17'50" West, a chord length of 18.13 feet to an Iron Pipe; thence with a compound curve turning to the right an arc length of 25.58 feet, a radius of 34.99 feet, a chord bearing of North 14°46'18" West, a chord length of 25.01 feet to an Iron Pipe; thence with a compound curve turning to the right an arc length of 101.15 feet, a radius of 136.88 feet, a chord bearing of North 04°47'45" West, a chord length of 98.86 feet to an Iron Pipe; thence North 16°22'29" East a distance of 36.74 feet to a point; which is the Point of Beginning, containing an area of 72,270 square feet or 1.66 acres.

TRACT D CHAPEL RIDGE

Beginning at a an Iron Pipe Along the Southern Right of Way of Northfield Drive and being the northwest corner of Tract D as shown on a plat recorded at PB. 88 Pg. 132 recorded in the Orange County Register of Deeds; thence with said Right of Way North 89°49'35" East a distance of 339.99 feet to an Iron Pipe; thence with a curve turning to the right an arc length of 43.16 feet, a radius of 272.49 feet, a chord bearing of South 85°38'12" East, a chord length of 43.11 feet to an Iron Pipe; thence South 81°06'00" East a distance of 8.03 feet to an Iron Pipe; thence with a curve turning to the left an arc length of 57.16 feet, a radius of 327.53 feet, a chord bearing of South 86°06'00" East, a chord length of 57.09 feet to an Iron Pipe; thence North 88°54'00" East a distance of 75.64 feet to an Iron Pipe; thence with a curve turning to the right an arc length of 51.51 feet, a radius of 1472.41 feet, a chord bearing of North 89°54'08" East, a chord length of 51.51 feet to an Iron Pipe; thence South 89°05'44" East a distance of 47.58 feet to an Iron Pipe; thence with a curve turning to the left an arc length of 37.35 feet, a radius of 1527.50 feet, a chord bearing of South 89°47'46" East, a chord length of 37.35 feet to an Iron Pipe; Thence leaving said right of way South 11°12'58" East a distance of 1.68 feet to an iron Pipe; thence South 11°12'58" East a distance of 336.06 feet to an Iron Pipe; thence North 86°41'35" West a distance of 25.06 feet to an Iron Pipe; thence South 88°19'03" West a distance of 99.96 feet to an Iron Pipe; thence South 88°26'12" West a distance of 99.66 feet to an Iron Pipe; thence South 88°43'54" West a distance of 106.46 feet to an Iron Pipe; thence South 88°19'11" West a distance of 100.00 feet to an Iron Pipe; thence South 87°40'05" West a distance of 100.04 feet to an Iron Pipe; thence South 89°37'36" West a distance of 100.62 feet to an Iron Pipe; thence South 89°26'04" West a distance of 97.65 feet to a Concrete Monument; thence North 00°34'31" East a distance of 353.21 feet to a point, which is the Point of Beginning, containing an area of 238594 Square Feet or 5.48 acres.

EXHIBIT B

1. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 88, Page 132, Orange County Registry.
3. Land Use Restriction Agreement recorded in Book 2331, Page 246, Orange County Registry.
4. Easement(s) to BellSouth Telecommunications recorded in Book 2787, Page 21, Orange County Registry.
5. Easement(s) to Orange Water and Sewer Authority recorded in Book 2842, Page 182, Orange County Registry.
6. Special Use Permit recorded in Book 2231, Page 102, Orange County Registry.
7. Annexation Ordinance recorded in Book 725, Page 436; and Book 818, Page 223, Orange County Registry.
8. Easement(s) to Duke Power Company recorded in Book 105, Page 534, Orange County Registry.
9. Reserved Stormwater Facility Easement, Maintenance Agreement and Covenant recorded in Book 5130, Page 73, Orange County Registry.
10. Memorandum of Agreement between Time Warner Cable Enterprises LLC and Ash Chapel Ridge, L.P. recorded in Book 6113, Page 269, Orange County Registry.