

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Jun 15 03:25 PM NC Rev Stamp: \$ 3300.00
 Book: 8446 Page: 424 Fee: \$ 26.00
 Instrument Number: 2018020618
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,300.00

Parcel Identifier Number 108500 Verified by Durham County

By: _____

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Coltrane & Overfield PLLC, 106 N. Elm St., Ste. 300, Greensboro, NC 27401

Brief description for the Index: Rosewood, PB 31:99

PREPARED BY COLTRANE & OVERFIELD, PLLC

THIS DEED made this 13th day of JUNE, 2018, by and between

GRANTOR	GRANTEE
<p>Princeton Villas LLC, a North Carolina limited liability company</p> <p><u>Forwarding Address:</u> 1000 East Cesar Chavez Street Austin, Texas 78702</p>	<p>Ehmann Inc., a North Carolina business corporation</p> <p><u>Property Address:</u> 1011 Burke Street Durham, North Carolina 27707</p> <p><u>Mailing Address:</u> 15 Shepard Springs Court Durham, North Carolina 27713</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 Durham, Durham County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by deeds recorded in Book 7799, Page 515.

None of the property herein conveyed includes 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 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:

Easements, restrictions, and rights-of-way of record as well as ad valorem taxes for the current year.

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

Princeton Villas LLC

Colin Brothers

(SEAL)

By ARE Ventures LLC, its Manager,
By Colin Brothers, Manager of ARE Ventures LLC

State of TEXAS - County of TRAVIS

I, MATTHEW TAYLOR, the undersigned Notary Public of TRAVIS County, state of TEXAS, certify that Colin Brothers personally appeared before me this day in his capacity as Manager of ARE Ventures LLC, a Texas limited liability company, which is the Manager of Princeton Villas LLC, a North Carolina limited liability company, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed on behalf of ARE Ventures LLC, on behalf of Princeton Villas LLC.

Witness my hand and Notarial stamp or seal this 13 day of JUNE, 2018.

Matthew Coleman Taylor

Notary Public

My Commission Expires:
(Affix Seal)

(Affix Seal)

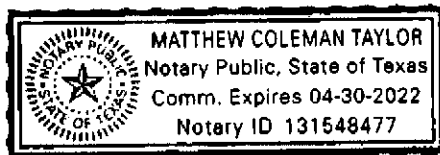


EXHIBIT A

1011 Burke Street
Durham, North Carolina 27701
Tax Parcel No. 108500

BEGINNING at a stake on the North side of House Avenue, said stake being South 84 deg. 33 min. East 20.63 ft. from the East side of Burke Street, and running thence with an arc as it curves in a Northeasterly direction 32.03 ft. to a stake on the East side of said Burke Street; thence along and with the East side of Burke Street North 7 deg. 13 min. East 211.87 ft. to a stake; thence with an arc as it curves in a Northeasterly direction 30.86 ft. to a stake on the South side of Morehead Avenue; thence along and with the South side of Morehead Avenue South 84 deg. 23 min. East 113.10 ft. to a stake; thence South 5 deg. 37 min. West 124.77 ft. to a stake; thence continuing South 5 deg. 27 min. West 126.57 ft. to a stake on the North side of House Avenue; thence along and with the North side of House Avenue North 84 deg. 33 min. West 119.15 ft. to a stake, the point and place of BEGINNING, and being all of Lots 1, 2, 11, and 12 as shown on a map entitled, "PROPERTY OF DURHAM REALTY & INS. CO.," as per plat thereof recorded in Plat Book 31, Page 99 in the Office of the Register of Deeds of Durham County, North Carolina.