

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$87,750.00

Parcel Identifier No. 1706608216 Verified by _____ County on the ____ day of _____, 20____

By: _____

Prepared by: Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P. (MRT), Post Office Box 2611, Raleigh, North Carolina 27602-2611

After recording, send to: Grantee

Brief description for the Index: 103 Dartmouth Road, Raleigh

THIS DEED made this 19TH day of OCTOBER, 2017, by and between

GRANTOR

NHE Tract A Residential, LLC,
 a North Carolina limited liability company
 4321 Lassiter At North Hills Avenue, Suite 250
 Raleigh, North Carolina 27609

GRANTEE

Raia NC Exchange Woodbridge, LLC
 a Delaware limited liability company
 500 N. Franklin Tpke.
 Ramsey, New Jersey 07446
 A 48.71% UNDIVIDED INTEREST AS TENANT-IN-COMMON
 Raia NC Exchange Trobiano, LLC
 a Delaware limited liability company
 500 N. Franklin Tpke.
 Ramsey, New Jersey 07446
 A 14.04% UNDIVIDED INTEREST AS TENANT-IN-COMMON
 Raia NC Exchange Shotmeyer, LLC
 a Delaware limited liability company
 500 N. Franklin Tpke.
 Ramsey, New Jersey 07446
 A 3.44% UNDIVIDED INTEREST AS TENANT-IN-COMMON
 Raia NC SPE Group, LLC
 a Delaware limited liability company
 500 N. Franklin Tpke.
 Ramsey, New Jersey 07446
 A 33.81% UNDIVIDED INTEREST AS TENANT-IN-COMMON

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, parcel of land or condominium unit situated in the City of Raleigh, Raleigh Township, Wake County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference for legal description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16001, Page 2052, Wake County Registry.

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

A map showing the above described property is recorded in Book of Maps 2014, Pages 1164 through 1168, Wake 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 the following exceptions:

See **Exhibit B** attached hereto and incorporated herein by reference for exceptions.

[Signature Page to Follow]

[Signature Page to Special Warranty Deed]

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

NHE TRACT A RESIDENTIAL, LLC,
a North Carolina limited liability company

By: NHE TRACT A RESIDENTIAL MEMBER, LLC, its Manager

By: NHE TRACT A RESIDENTIAL EQUITY, LLC, its Manager

By: NHE TRACT A RESIDENTIAL LAND PARTNERS, LLC, its Manager

By: *[Signature]*
John M. Kane, Manager

State of North Carolina - County of Wake

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that John M. Kane personally came before me this day and acknowledged that he is the Manager of NHE TRACT A RESIDENTIAL LAND PARTNERS, LLC, Manager of NHE TRACT A RESIDENTIAL EQUITY, LLC, Manager of NHE TRACT A RESIDENTIAL MEMBER, LLC, Manager of NHE Tract A Residential, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18 day of October, 2017.

My Commission Expires: 5.6.22
(Affix Seal)

Shelly O. Kangas
Shelly O. Kangas Notary Public
Notary's Printed or Typed Name

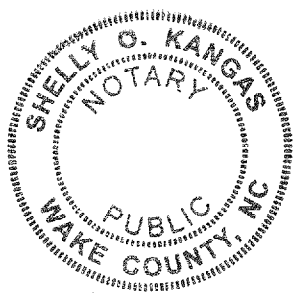


Exhibit A

FEE TRACT:

Lying and being situated in Wake County, North Carolina, and being more particularly described as follows: BEGINNING at an Existing Iron Pipe along that private easement known as "State at North Hills Street," said point also having an NC Grid Nad 83 Coordinate of N.760102.24 E.2106754.56; thence North 27°00'00" West a distance of 244.58 feet to an Iron Pipe along the southern right of way of Dartmouth Road; thence with said right of way North 64°32'10" East a distance of 106.29 feet to an Iron Pipe; thence North 67°38'55" East a distance of 114.57 feet to an Iron Pipe; thence with a curve turning to the right with an arc length of 39.97 feet, with a radius of 27.50 feet, with a chord bearing of South 70°42'32" East, with a chord length of 36.55 feet to an Iron Pipe along the southern right of way of St. Albans Drive; thence with said right of way South 29°04'00" East a distance of 51.84 feet to an Iron Pipe; thence with a curve turning to the left with an arc length of 155.64 feet, with a radius of 832.50 feet, with a chord bearing of South 34°25'21" East, with a chord length of 155.41 feet to an Iron Pipe; thence leaving said right of way South 62°58'36" West a distance of 267.64 feet to the POINT OF BEGINNING, having an area of 60,114 square feet or 1.38 acres, more or less, and being the same property described as "Lot 5" on that plat dated May 5, 2014 and recorded in Book of Maps 2014, Pages 1164 through 1168, Wake County Registry (also described by the Wake County Tax Office as Tax Parcel No. 1706608216).

EASEMENT TRACT:

TOGETHER WITH all rights, title, interests, appurtenances and obligations as set forth in that certain Master Declaration of Covenants, Conditions and Restrictions for North Hills East recorded in Book 12692, Page 209, Wake County Registry, as amended by that certain First Amendment to Master Declaration of Covenants, Conditions and Restrictions for North Hills East recorded in Book 12878, Page 2447, and as further amended by that certain Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for North Hills East recorded in Book 13080, Page 1326, Wake County Registry, common elements and limited common elements having been designated by Common Elements Designation for North Hills East recorded in Book 14468, Page 505, Wake County Registry, as amended by that certain Amendment to Common Elements Designation for North Hills East recorded in Book 15133, Page 394, Wake County Registry, as further amended by that certain Second Amendment to Common Elements Designation for North Hills East recorded in Book 15770, Page 795, Wake County Registry, and as further amended by that certain Third Amendment to Common Elements Designation for North Hills East recorded in Book 15782, Page 1096, Wake County Registry, and as further amended by that certain Fourth Amendment to Common Elements Designation for North Hills East recorded in Book 15990, Page 885, Wake County Registry and Limited Common Elements Designation for North Hills East recorded in Book 14932, Page 1811, Supplemental Declaration for North Hills East recorded in Book 14932 At Page 1817 and Assignment and Assumption of Special Declarant Rights under Master Declaration of Covenants, Conditions, and Restrictions for North Hills East recorded in Book 15711 at Page 2000, Assignment and Assumption of Special Declarant Rights under Master Declaration of Covenants, Conditions, and Restrictions for North Hills East between North Hills Owner LLC and North Hills East Master Developer, LLC dated 7/28/15, recorded 8/6/15 in Book 16110 at Page 2489, Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for North Hills East by North Hills East Master Developer, LLC dated 10/30/15, recorded 10/30/15 in Book 16200 at Page 565, Fifth Amendment to Common Elements Designation for North Hills East by North Hills East Master Developer, LLC dated

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10/30/15, recorded 10/30/15 in Book 16200 at Page 572, Common Elements and Parking Area Designation for North Hills East by North Hills East Master Developer, LLC dated 2/4/16, recorded 2/5/16 in Book 16285 at Page 1467, Sixth Amendment to Common Elements Designation for North Hills East by North Hills East Master Developer, LLC dated 2/9/16, recorded 2/9/16 in Book 16288 at Page 653, Wake County Registry.

Exhibit B

AS TO FEE SIMPLE AND EASEMENT TRACTS:

1. Rights or claim of parties in possession as tenants under unrecorded leases.
2. Taxes for the year 2018, and subsequent years, not yet due and payable.
2. Easement(s) and/or Right(s) of Way to Carolina Power and Light Company recorded in Book 999 at Page 482, Book 1005 at Page 342, Book 1218 at Page 623 and Book 12985 at Page 1736.
3. General Permit to Southern Bell Telephone and Telegraph Company recorded in Book 1214 at Page 454.
4. ~~Master Declaration of Covenants, Conditions, and Restrictions for North Hills East by North Hill East Master Developer, LLC appearing of record in Book 12692 at Page 209, First Amendment to Master Declaration of Covenants, Conditions, and Restrictions for North Hills East by North Hills East Master Developer, LLC recorded in Book 12878 at Page 2447, Second Amendment to Master Declaration of Covenants, Conditions, and Restrictions for North Hills East by North Hills East Master Developer, LLC recorded in Book 13080 at Page 1326, Supplemental Declaration for North Hills East recorded in Book 14932 at Page 1817 and Assignment and Assumption of Special Declarant Rights under Master Declaration of Covenants, Conditions, and Restrictions for North Hills East recorded in Book 15711 at Page 2000, Assignment and Assumption of Special Declarant Rights under Master Declaration of Covenants, Conditions, and Restrictions for North Hills East between North Hills Owner LLC and North Hills East Master Developer, LLC dated 7/28/15, recorded 8/6/15 recorded in Book 16110 at Page 2489, Supplemental Declaration to Master Declaration of Covenants, Conditions, and Restrictions for North Hills East by North Hills East Master Developer, LLC dated 10/30/15, recorded 10/30/15 in Book 16200 at Page 565.~~
5. Limited Common Elements Designation for North Hills East by North Hills East Master Developer, LLC recorded in Book 14932 at Page 1811.
6. Common Elements Designation for North Hills East by North Hills East Master Developer, LLC recorded in Book 14468 at Page 505, Amendment to Common Elements Designation for North Hills East recorded in Book 15133 at Page 394, Second Amendment to Common Elements Designation for North Hills East recorded in Book 15770 at Page 795, Third Amendment to Common Elements Designation for North Hills East recorded in Book 15782 at Page 1096 and Fourth Amendment to Common Elements Designation for North Hills Easement recorded in Book 15990 at Page 885, Fifth Amendment to Common Elements Designation for North Hills East by North Hills East Master Developer, LLC dated 10/30/15, recorded 10/30/15 in Book 16200 at Page 572, Common Elements and Parking Area Designation for North Hills East by North Hills East Master Developer, LLC dated 2/4/16, recorded 2/5/16 in Book 16285 at Page 1467, Sixth Amendment to Common Elements Designation for North Hills East by North Hills East Master Developer, LLC dated 2/9/16, recorded 2/9/16 in Book 16288 at Page 653.
7. Stormwater Replacement Protection Easement and Access Maintenance Agreement and Installment Replacement granted between North Hills East Master Developer, LLC, Duke/Kane, LLC, the City of Raleigh and North Hills East Master Owners Association recorded in Book 12878 at Page 2480.
8. Dedication of Public Access Easement to the City of Raleigh recorded in Book 12878 at Page 2570.
9. Easement(s) and/or Right(s) of Way to BellSouth Telecommunication, Inc. recorded in Book 13361 at Page 2560, as shown on that certain survey by Ronald T. Frederick of The John R. McAdams Company, Inc., dated October 6, 2017, last revised on October 16, 2017, being Project No. SPEC-17080 (the "Survey").
10. Utility Easement to Public Service Company of North Carolina, Incorporated recorded in Book 13633 at Page 2104, as shown on the Survey.
11. Agreement recorded in Book 14656 at Page 2238 and Correction to Agreement recorded in Book 15090 at Page 469, as shown on the Survey.
12. Easement and Memorandum of Agreement between NIIE Tract A Residential, LLC and Time Warner Cable Enterprises LLC dated 12/1/15, recorded 4/6/16 in Book 16343 at Page 380, Wake County Registry.
13. Those matters as would be disclosed by a current and accurate survey of the land.

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14. 20' City of Raleigh water line easement as recorded in Book of Maps 2014 Pages 1023-1025.
15. Variable width utility easement as recorded in Book of Maps 2014 Page 1165.
16. Private drainage easement as recorded in Book of Maps 2008 Pages 264-268.

AS TO EASEMENT TRACT ONLY:

17. Access Easement Agreement between North Hills East Overlook Park, LLC, North Hills East Master Developer, LLC, Duke/Kane, LLC recorded in Book 15125 at Page 2194.
18. Easement(s) and/or Right(s) of Way to Carolina Power and Light Company recorded in Book 427 at Page 495, ~~Book 945 at Page 139, Book 1004 at Page 466, Book 1682 at Page 12, Book 1682 at Page 239, Book 1697 at Page 502, Book 2911 at Page 673, Book 3054 at Pages 718-719, Book 3063 at Page 880, Book 3113 at Page 297, Book 3211 at Page 816, Book 4160 at Page 206, Book 4217 at Page 463, Book 4285 at Page 653, Book 4285 at Page 660 and Book 4285 at Page 780.~~
19. Right of Way of Six Forks Road and permanent sloping and landscaping easement recorded in Book 4154 at Page 888 and shown on plat recorded in Book of Maps 1987 at Page 1962.
20. Subject to matters shown on recorded Book of Maps 1982 at Page 1153 shows the following located on the Easement Tract:
 - (a) 20' City of Raleigh sewer easement BK Map 1976 Vol 1 Page 36
 - (b) perpetual easement
 - (c) fence encroachment
21. Subject to matters shown on recorded Book of Maps 1986 at Page 1734 shows the following located on the Easement Tract:
 - (a) CP&L easement
 - (b) 30' sewer easement
22. Subject to matters shown on recorded Book of Maps 1998 at Page 2430 shows the following located on the Easement Tract:
 - (a) 100' Neuse River riparian buffer and greenway easement
 - (b) overhead electric
 - (c) light pole
 - (d) telephone pedestal
 - (e) yard inlet
 - (f) storm manholes
23. Rights of others thereto entitled in and to the continued uninterrupted flow of the stream and creek, located on the Easement Tract.
24. Subject to matters shown on recorded Book of Maps 2007 at Page 1546 shows the following located on the Easement Tract:
 - (a) 20' City of Raleigh sanitary sewer easement PB 1969 PG 204, DB 1685 PG 116 and PB 1965 PG 288. Abandoned per Book of Maps 2007 at Page 2811
 - (b) Camelot Drive closed by resolution (2007)252 temporary vehicular and pedestrian access and water and sewer easements
 - (c) 50' Neuse River buffer and greenway easement BOM 1998, PG 2430
 - (d) Salem Circle closed by resolution (2006)75
 - (e) St. Albans Drive closed by resolution (2007)253 temporary vehicular and pedestrian access and water and sewer easements
25. Easement(s) and/or Right(s) of Way to Southern Bell Telephone and Telegraph Company recorded in Book 4228 at Page 786.
26. Deed of Easement to the City of Raleigh for Street Construction Purposes recorded in Book 2410 at Page 155 and as shown on plat recorded in Book of Maps 1987 at Page 641.
27. Deed of Easement to the City of Raleigh for a Public Street and Adjacent Easements for Sloping, Landscaping

and Temporary Construction Purposes recorded in Book 4081 at Page 30 and as shown on plat recorded in Book of Maps 1987 at Page 641.

28. Right of Way Agreement to State Highway Commission recorded in Book 1461 at Page 393.
29. Memorandum of Action filed by the State Highway Commission in Book 1467 at Page 100 and corresponding subsequent Consent Judgment recorded in Book 1589 at Page 342.
30. Memorandum of Action filed by the State Highway Commission recorded in Book 1464 at Page 402 and corresponding subsequent Judgment recorded in Book 1544 at Page 246.
31. Memorandum of Action filed by the City of Raleigh in Book 2400 at Page 107 and corresponding subsequent Consent Judgment recorded in Book 2741 at Page 827.
32. Deed of Easement to the City of Raleigh recorded in Book 4245 at Page 474 and as shown on plat recorded in Book of Maps 1987 at Page 641.
33. Right-of-Way to City of Raleigh acquired through condemnation proceedings as contained in Superior Court File No. 76-SP-121, a Confirmation Order for which is recorded in Book 2406 at Page 118.
34. Right-of-Way to City of Raleigh as shown in Confirmation Order recorded in Book 2406 at Page 110.
35. Cross Access Agreement recorded in Book 4155 at Page 520.
36. Encroachment Agreement with the City of Raleigh recorded in Book 4161 at Page 200.
37. Encroachment Agreement recorded in Book 12079 at Page 1119.
38. Consent Judgment regarding Easement to the City of Raleigh for street purposes recorded in Book 2741 at Page 823 and related Confirmation Order regarding damages for condemnation of right of way recorded in Book 2406 at Page 116.
39. Deed of Easement to City of Raleigh recorded in Book 4150 at Page 52 and as shown on plat recorded in Book of Maps 1987 at Page 742.
40. Deed of Easement to the City of Raleigh for street purposes recorded in Book 2383 at Page 212.
41. Deed of Easement to the City of Raleigh for street construction purposes recorded in Book 2383 at Page 207.
42. Easement for Street Construction Purposes granted by North Hills, Inc. to the City of Raleigh recorded in Book 2386 at Page 199.
43. Easement(s) and/or Right(s) of Way to City of Raleigh recorded in Book 1886 at Page 295 (Abandoned per Book of Maps 2007 at Page 2811 - Easement Tract only), Book 2386 at Page 199 and Book 4075 at Page 518. (affects easement tract only)