

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
**2021 Oct 14 10:12 AM**  
**Book: 9494 Page: 324**  
 NC Rev Stamp: \$ 35552.00 Fee: \$ 26.00  
 Instrument Number: 2021052396  
 DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$35,552.00

Parcel ID: Portions of 193757, 193759, 193758, 193777, 193779, 193780, 193782, 193791, 193756, 193775, 193778, 193783, 193790, 193792

This instrument was prepared by (without title examination or tax advice):  
 Longleaf Law Partners (CGO), 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612

Mail after recording to: Grantee

Brief Description for the Index: Baptist Road, Durham, NC 27703

THIS DEED made this 12th day of October, 2021, by and between:

GRANTOR	GRANTEE
<p><b>Falls Village Development, LLC,</b>                      a Delaware limited liability company</p> <p>2200 Fletcher Avenue, 5th Floor                      Fort Lee, NJ 07024</p>	<p><b>Stanley Martin Homes, LLC,</b>                      a Delaware limited liability company</p> <p>4020 Westchase Blvd, Suite 470                      Raleigh, NC 27607</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 Durham County, North Carolina and more particularly described as follows:

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

submitted electronically by "Longleaf Law Partners"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 2599, Page 638, and re-recorded in Book 2934, Page 903, and by instrument recorded in Book 9492, Page 526, Durham County Registry.

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 Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

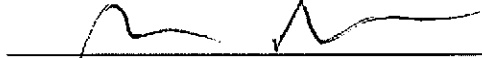
And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will forever warrant and defend the title against the lawful claims of all persons whomsoever, other than the exceptions listed on Exhibit B attached hereto and incorporated herein by reference.

**(Signature page follows)**

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the day and year first above written.

**GRANTOR:**

**FALLS VILLAGE DEVELOPMENT, LLC,**  
a Delaware limited liability company

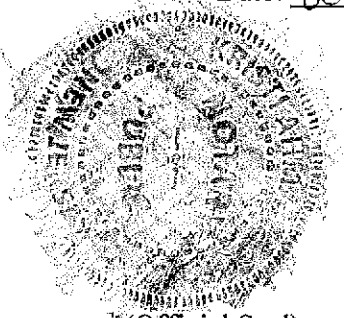
By:   
Steven G. Singer  
Manager

STATE OF NEW JERSEY

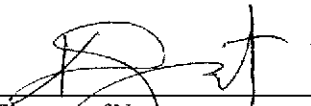
COUNTY OF BERGEN

I certify that the following person personally appeared before me this day, acknowledging to me that he is the Manager of Falls Village Development, LLC, and that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Steven G. Singer.

Date: October 12, 2021



(Official Seal)

  
Signature of Notary

Kristi Ahmadpour  
Notary Printed Name

My Commission Expires: 11/22/2024

**KRISTI AHMADPOUR**  
**NOTARY PUBLIC OF NEW JERSEY**  
Commission # 50117323  
My Commission Expires 11/22/2024

**EXHIBIT A  
TO  
GENERAL WARRANTY DEED**

**PROPERTY DESCRIPTION**

LYING AND BEING in the City of Durham, Durham County, North Carolina, and being all those tracts or parcels of land designated as "AREA FOR HOMES & HOA", collectively containing 179.11 acres, more or less, as said tracts or parcels are shown on Sheet C103 of that plat entitled "FALLS VILLAGE PLAT OF CORRECTION REVISED CORRIDOR DELINEATION" by William C. Credle, Professional Land Surveyor for Credle Engineering Company, Inc., dated September 23, 2021 and recorded in Plat Book 205, Pages 241 through 244, Durham County Registry.

TOGETHER WITH all rights and interest of the Grantor appurtenant to the foregoing property as described in that certain Deed of Easement recorded in Book 436, Page 67, subject to the reservation described therein, with further reference to that map recorded in Plat Book 58, Page 40, Durham County Registry.

TOGETHER WITH the easements described in that Cross Easement and Property Line Agreement recorded in Book 2934, Page 935, as amended and restated in Book 7135, Page 910, and as further amended and restated in Book 9492, Page 450, Durham County Registry.

**EXHIBIT B  
TO  
GENERAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions for Falls Village recorded in Book 7650, Page 88, and re-recorded in Book 7655, Page 340, and as amended in Book 9492, Page 522, Durham County Registry.
3. Matters shown on maps recorded in Plat Book 142, Page 123, as corrected in Plat Book 142, Page 148, and as further corrected in Plat Book 205, Pages 241 through 244; Plat Book 191, Pages 33 through 37; Plat Book 191, Pages 47 through 56; and Plat Book 194, Pages 69 through 114.
4. Rights of way to Wake Electric Membership Corporation recorded in Book 2604, Page 347; and Book 2604, Page 350, Durham County Registry.
5. Cross Easement and Property Line Agreement recorded in Book 2934, Page 935, as amended and restated in Book 7135, Page 910, and as further amended and restated in Book 9492, Page 450, Durham County Registry.
6. Annexation Ordinance recorded in Book 4838, Page 1, and annexation plat related thereto recorded in Plat Book 167, Page 292, Durham County Registry.
7. Stormwater Facility Agreement and Covenants recorded in Book 7613, Page 522, Durham County Registry.
8. Matters shown on map recorded in Plat Book 136, Page 165, Durham County Registry.
9. Easement and rights of way to Wake Electric Membership Corporation recorded in Book 208, Page 123(A) and Book 208, Page 123(B), Durham County Registry.
10. Deed of Easement recorded in Book 964, Page 54, Durham County Registry.
11. Matters shown on maps recorded in Plat Book 22, Page 70; and Plat Book 136, Page 166, Durham County Registry.
12. 170-foot right of way to Carolina Power & Light Company recorded in Book 374, Page 77, Durham County Registry.
13. Right of way to State Highway Commission recorded in Book 384, Page 697, Durham County Registry.
14. Matters shown on map recorded in Plat Book 136, Page 168, Durham County Registry.
15. Easement to Durham County Board of Education recorded in Book 335, Page 145, and as depicted on map recorded in Plat Book 58, Page 40, Durham County Registry.
16. Permanent utility easement and temporary construction easement as described in that Deed of Easement recorded in Book 8790, Page 500, and as depicted on that map recorded in Plat Book 201, Page 216, Durham County Registry.
17. Rights of others in and to the easement described in that Deed of Easement recorded in Book 436, Page 67, Durham County Registry.
18. Matters shown on map recorded in Plat Book 51, Page 9, Durham County Registry.