



20180523000093740 DEED
Bk:RB6467 Pg:325
05/23/2018 03:52:47 PM 1/6

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$14007.00

NA

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$14,007.00

Parcel Identifier No. 9874-10-9993 Verified by KLB County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn & Edwards, PA, 5909 Falls of Neuse Rd, Ste. 200, Raleigh NC 27609 (WITHOUT TITLE EXAMINATION OR TAX ADVICE)

Brief description for the Index:

THIS DEED made this 23rd day of May, 2018, by and between

GRANTOR

COLLINS RIDGE, LLC, A NORTH CAROLINA
LIMITED LIABILITY COMPANY

Mailing Address:
2120 Baldwin Avenue, Suite 200
Crofton, MD 21114-2402

GRANTEE

COLLINS RIDGE LANDCO, LLC, A NORTH CAROLINA
LIMITED LIABILITY COMPANY

Mailing Address:
9794 Timber Circle, Suite A
Daphne, Alabama 36527

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.

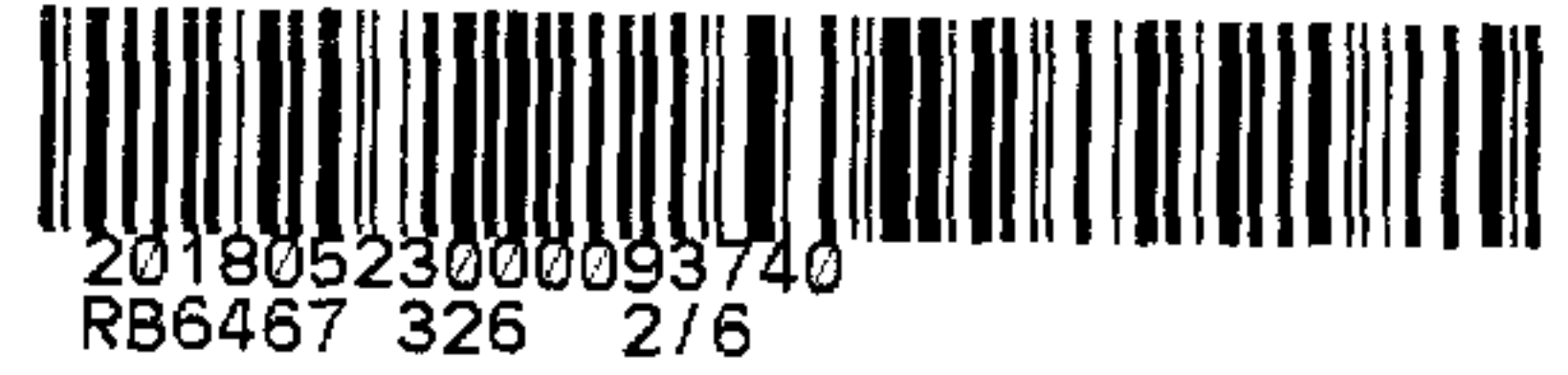
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all those certain lots, parcels or tracts of land situated in the Town of Hillsborough, Hillsborough Township, Orange County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instruments recorded in Book 6302, Page 272 and Book 6370, Page 477, Orange County Registry.

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

A map showing the above described property is recorded in Plat Book 115, Page 129, Orange County Registry.



TO HAVE AND TO HOLD the aforesaid lots, parcels, or tracts 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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.

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

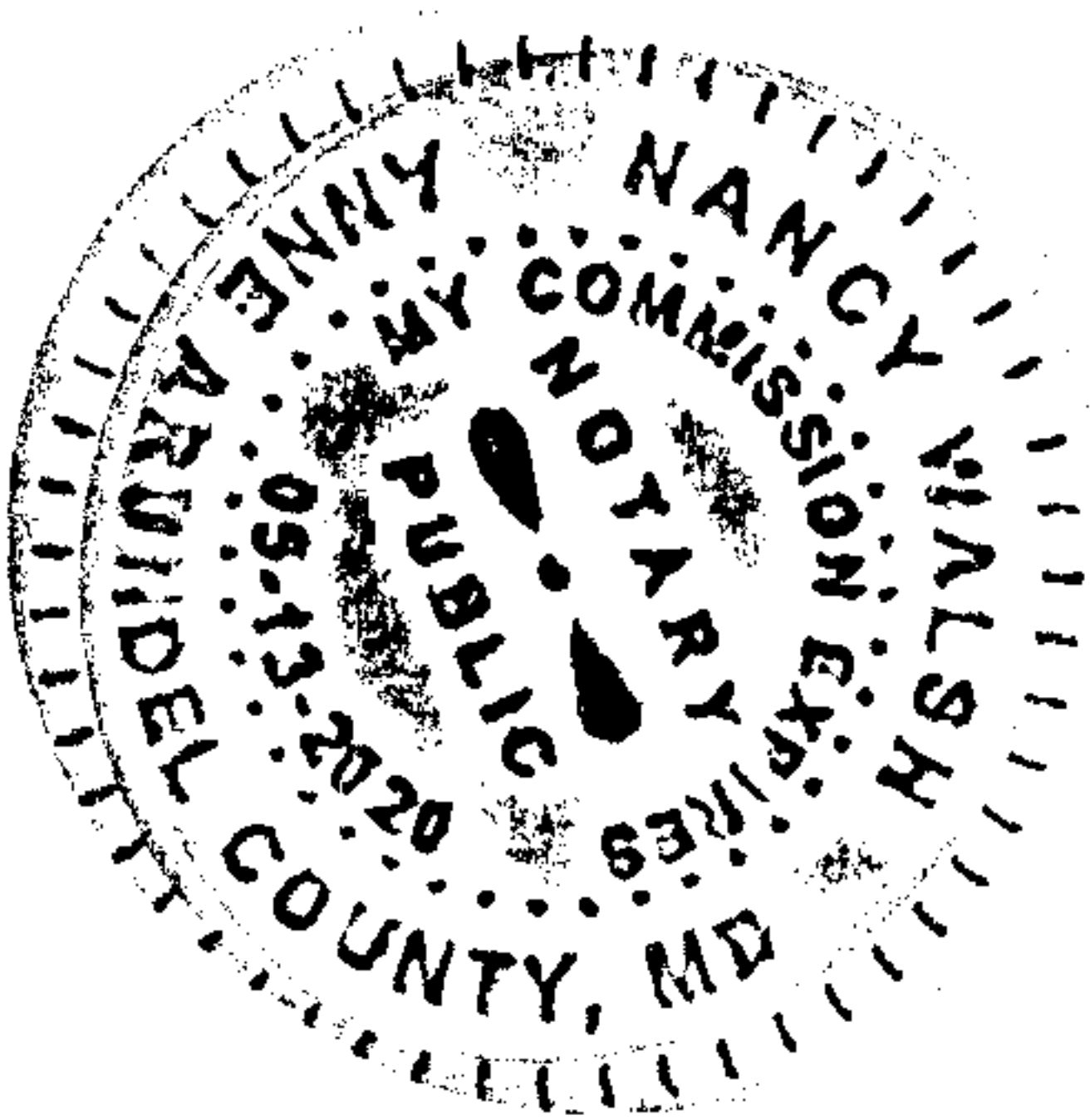
COLLINS RIDGE, LLC, a North Carolina Limited Liability Company
(Entity Name)

By: Caruso Homes, Inc., Its Manager

B: [Signature]

Print Name: Jeffrey V. Caruso

Title: CEO



(Affix Notary Seal)

State of Maryland - County or City of Anne Arundel
I, the undersigned Notary Public of the County or City of Anne Arundel and State aforesaid, certify that Jeffrey V. Caruso personally came before me this day and acknowledged that he is the CEO of Caruso Homes, Inc., Manager of Collins Ridge, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, (s)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 21st day of May, 2018.

My Commission Expires: 5/13/2020

Nancy Walsh
Notary Public

NANCY WALSH
Notary's Printed or Typed Name

Nancy P. Walsh
Notary Public, Anne Arundel County, MD
My Commission Expires 05/13/2020



20180523000093740
RB6467 327 3/6

EXHIBIT A
LEGAL DESCRIPTION



TRACT ONE:

BEING THAT TRACT LABELLED AS THE ELIZABETH COLLINS HEIRS PROPERTY AND CONSISTING OF APPROXIMATELY 125.63 ACRES AS SHOWN ON BOOK OF MAPS 115, PAGE 129, ORANGE COUNTY REGISTRY.

FOR FURTHER IDENTIFICATION THIS TRACT IS ALSO DESCRIBED AS:

BEGINNING AT A PARKER KALON NAIL IN THE CENTER LINE OF ORANGE GROVE STREET AND THE COMMON PROPERTY LINE OF THE TOWN OF HILLSBOROUGH THE POINT OF BEGINNING; THENCE WITH SAID COMMON PROPERTY LINE SOUTH 83°46'16" EAST A DISTANCE OF 1162.60 FEET TO A POINT ON THE COMMON PROPERTY LINE OF LILLE MARIE PARTIN; THENCE WITH SAID COMMON PROPERTY LINE SOUTH 11°02'06" EAST A DISTANCE OF 313.19 FEET TO AN IRON PIPE; THENCE SOUTH 89°40'06" EAST A DISTANCE OF 591.00 FEET TO AN IRON PIPE ON THE WESTERN RIGHT OF WAY OF SOUTHERN RAILROAD RECORDED IN DEED BOOK 53, PAGE 512; THENCE WITH SAID RIGHT OF WAY A CURVE TO THE RIGHT A RADIUS OF 1,546.72 FEET, AN ARC LENGTH OF 689.73 FEET, A CHORD BEARING OF SOUTH 11°03'04" EAST, AND A DISTANCE OF 684.03 FEET TO AN IRON PIPE; THENCE SOUTH 01°43'26" WEST A DISTANCE OF 166.17 FEET TO AN IRON PIPE; THENCE WITH A CURVE TO THE LEFT A RADIUS OF 1,555.32 FEET, AN ARC LENGTH OF 725.10 FEET, A CHORD BEARING OF SOUTH 11°37'55" EAST, AND A DISTANCE OF 718.55 FEET TO AN IRON PIPE; THENCE SOUTH 24° 59'16" EAST A DISTANCE OF 835.69 FEET TO A RIGHT OR WAY MONUMENT AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF INTERSTATE 1-85; THENCE WITH SAID RIGHT OF WAY SOUTH 70°11'01" WEST A DISTANCE OF 284.49 FEET TO A RIGHT OR WAY MONUMENT; THENCE SOUTH 27°33'47" EAST A DISTANCE OF 13.09 FEET A RIGHT OR WAY MONUMENT; THENCE SOUTH 69°24'51" WEST A DISTANCE OF 393.88 FEET TO A RIGHT OR WAY MONUMENT; THENCE NORTH 19°53'06" WEST A DISTANCE OF 20.51 FEET TO A RIGHT OR WAY MONUMENT; THENCE SOUTH 68°46'21" WEST A DISTANCE OF 294.29 FEET TO A RIGHT OR WAY MONUMENT; THENCE SOUTH 14°15'00" EAST A DISTANCE OF 20.28 FEET TO A RIGHT OR WAY MONUMENT; THENCE SOUTH 71°58'41" WEST A DISTANCE OF 387.04 FEET TO A RIGHT OR WAY MONUMENT; THENCE NORTH 09°15'56" WEST A DISTANCE OF 29.54 FEET TO A RIGHT OR WAY MONUMENT; THENCE WITH A CURVE TO THE RIGHT A RADIUS OF 3,690.00 FEET, AN ARC LENGTH OF 577.69 FEET, A CHORD BEARING OF SOUTH 79°28'43" WEST, AND A DISTANCE OF 577.10 FEET TO IRON PIPE; THENCE SOUTH 08°20'00" EAST A DISTANCE OF 20.02 FEET TO AN IRON PIPE; THENCE WITH A CURVE TO THE RIGHT A RADIUS OF 3,710.00 FEET, AN ARC LENGTH OF 401.62 FEET, A CHORD BEARING OF SOUTH 86°59'03" WEST, AND A DISTANCE OF 401.42 FEET TO AN IRON PIPE AT THE INTERSECTION OF THE COMMON PROPERTY LINE OF DANIEL BOONE LTD.; THENCE WITH SAID COMMON PROPERTY LINE NORTH 03°27'19" WEST A DISTANCE OF 50.08 FEET TO AN IRON PIPE; THENCE NORTH 03°13'39" WEST A DISTANCE OF 239.38 FEET TO AN IRON PIPE; THENCE NORTH 00°05'10" EAST A DISTANCE OF 207.56 FEET TO AN IRON PIPE; THENCE NORTH 09°38'31" WEST A DISTANCE OF 257.10 FEET TO AN IRON PIPE; THENCE NORTH 20°32'32" WEST A DISTANCE OF 119.30 FEET TO AN IRON PIPE; THENCE NORTH 10°49'40" WEST A DISTANCE OF 126.84 FEET TO AN IRON PIPE; THENCE NORTH 06°02'19" WEST A DISTANCE OF 65.83 FEET TO AN IRON PIPE; THENCE NORTH 13°51'45" EAST A DISTANCE OF 60.03 FEET

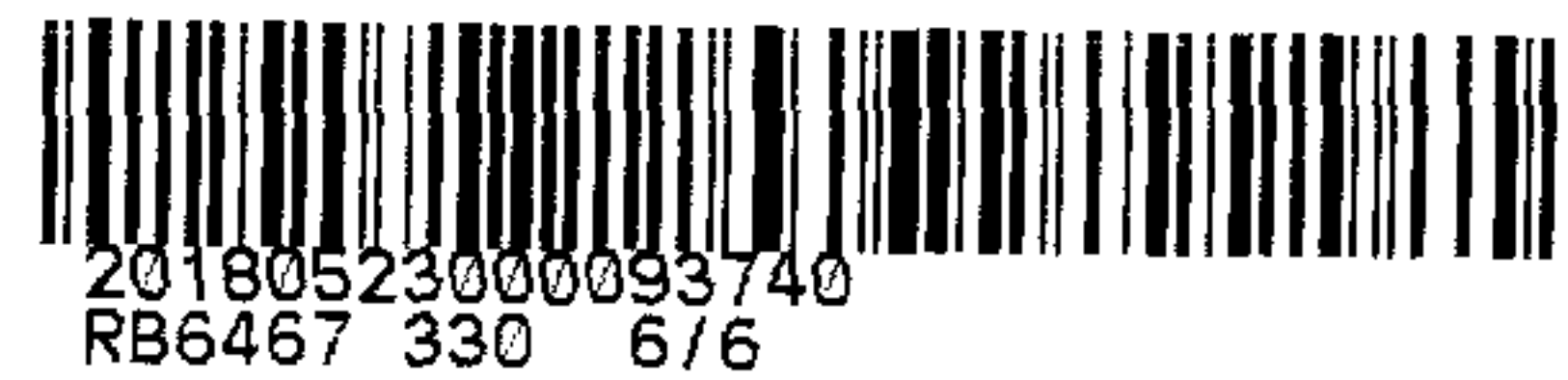
TO AN IRON PIPE; THENCE NORTH 41°39'20" EAST A DISTANCE OF 301.37 FEET TO AN IRON PIPE; THENCE NORTH 13°37'48" EAST A DISTANCE OF 104.32 FEET TO AN IRON PIPE; THENCE NORTH 21°23'05" EAST A DISTANCE OF 212.22 FEET TO AN IRON PIPE; THENCE NORTH 07°22'14" WEST A DISTANCE OF 229.47 FEET TO AN IRON PIPE; THENCE NORTH 07°22'14" WEST A DISTANCE OF 142.92 FEET TO AN IRON PIPE; THENCE NORTH 20°07'14" WEST A DISTANCE OF 269.73 FEET TO AN IRON PIPE; THENCE NORTH 14°20'37" WEST A DISTANCE OF 206.49 FEET TO AN IRON PIPE; THENCE NORTH 10°03'07" WEST A DISTANCE OF 260.49 FEET TO AN IRON PIPE; THENCE NORTH 14°46'06" WEST A DISTANCE OF 170.17 FEET TO AN IRON PIPE; THENCE NORTH 11°46'05" WEST A DISTANCE OF 202.89 FEET TO AN IRON PIPE; THENCE NORTH 11°03'30" WEST A DISTANCE OF 254.21 FEET TO THE POINT OF BEGINNING, CONTAINING AT OR AROUND 125.63 ACRES.

TRACT TWO:

BEING THAT TRACT LABELLED AS THE ELIZABETH COLLINS HEIRS PROPERTY AND CONSISTING OF APPROXIMATELY 12.45 ACRES AS SHOWN ON BOOK OF MAPS 115, PAGE 129, ORANGE COUNTY REGISTRY.

FOR FURTHER IDENTIFICATION THIS TRACT IS ALSO DESCRIBED AS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT, SAID MONUMENT MARKING THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF INTERSTATE 85 WITH THE WESTERN RIGHT OF WAY LINE OF SOUTHERN RAILROAD; RUNS THENCE ALONG A CURVE IN THE WESTERN RIGHT OF WAY LINE OF SOUTHERN RAILROAD, SAID CURVE HAVING A RADIUS OF 3696.64', AN ARC LENGTH OF 65.63', A CHORD BEARING OF SOUTH 28°49'11" EAST AND A CHORD LENGTH OF 65.63' TO A CALCULATED POINT IN A CREEK BANK, SAID POINT MARKING A COMMON CORNER WITH THE N/F BECKETTS RIDGE HOA PROPERTY; RUNS THENCE ALONG SAID CREEK BANK AND SAID HOA PROPERTY LINE ALONG THE FOLLOWING COURSES AND DISTANCES: SOUTH 41°41'12" WEST 83.16 FEET TO A CALCULATED POINT; THENCE SOUTH 25°17'54" WEST 47.84 FEET TO A CALCULATED POINT; THENCE SOUTH 26°49'45" WEST 111.55 FEET TO A CALCULATED POINT; THENCE SOUTH 57°16'46" WEST 129.63 FEET TO A CALCULATED POINT; THENCE NORTH 87°04'05" WEST 31.72 FEET TO A CALCULATED POINT; THENCE NORTH 29°57'36" WEST 39.06 FEET TO A CALCULATED POINT; THENCE SOUTH 58°09'-03" WEST 96.35 FEET TO A CALCULATED POINT; THENCE SOUTH 46°12'20" WEST 83.78 FEET TO A CALCULATED POINT; THENCE SOUTH 46°13'48" WEST 44.79 FEET TO A CALCULATED POINT; THENCE SOUTH 77°19'09" WEST 87.80 FEET TO A CALCULATED POINT; THENCE SOUTH 65°33'33" WEST 112.81 FEET TO A CALCULATED POINT; THENCE SOUTH 34°35'11" WEST 52.71 FEET TO A CALCULATED POINT; THENCE SOUTH 09°21'21" EAST 126.25 FEET TO A CALCULATED POINT; THENCE SOUTH 06°48'13" WEST 69.08 FEET TO AN EXISTING IRON PIPE, SAID PIPE MARKING A COMMON CORNER WITH THE N/F OLD MILL PROPERTIES, LLC PROPERTY LINE; RUNS THENCE ALONG SAID OLD MILL PROPERTIES, LLC PROPERTY LINE ALONG THE FOLLOWING COURSES AND DISTANCES: NORTH 84°20'25" WEST 296.68 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 84°16'10" WEST 139.87 FEET TO AN EXISTING IRON PIPE; THENCE NORTH



84°17'45" WEST 416.33 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 84°13'14" WEST 18.84 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 84°22'38" WEST 171.78 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 84°18'29" WEST 184.11 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 84°26'11" WEST 192.04 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 84°21'32" WEST 384.03 FEET TO AN EXISTING IRON PIPE; SAID PIPE MARKING A COMMON CORNER WITH N/F THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PROPERTY LINE; RUNS THENCE ALONG SAID NC DOT PROPERTY LINE NORTH 04°43'16" WEST 98.60 FEET TO AN EXISTING IRON PIPE; SAID PIPE SET IN THE SOUTHERN RIGHT OF WAY LINE OF INTERSTATE 85; RUNS THENCE ALONG SAID RIGHT OF WAY LINE ALONG THE FOLLOWING COURSES AND DISTANCES: THENCE ALONG A CURVE IN SAID RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 3004.82', AN ARC LENGTH OF 191.62', A CHORD BEARING OF NORTH 89°31'35" EAST AND A CHORD LENGTH OF 191.58' TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 03°20'06" WEST 10.00 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE ALONG A CURVE IN SAID RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 2994.79', AN ARC LENGTH OF 729.67', A CHORD BEARING OF NORTH 80°43'22" EAST AND A CHORD LENGTH OF 727.87' TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 18°36'42" EAST 19.69 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 71°43'35" EAST 198.49 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 09°25'48" WEST 19.91 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 68°59'29" EAST 806.24 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 17°01'20" EAST 49.54 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 69°35'25" EAST 608.50 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEING THAT 12.45 ACRE PARCEL, MORE OR LESS, SHOWN AS THE PROPERTY OF ELIZABETH COLLINS HEIRS LYING SOUTH OF THE SOUTHERN RIGHT OF WAY LINE OF INTERSTATE 85 AS SHOWN ON THAT SURVEY ENTITLED "COLLINS RIDGE, TOWN OF HILLSBOROUGH, ORANGE COUNTY, NORTH CAROLINA" BY THE JOHN R. MCADAMS COMPANY, INC., DATED 10-31-2016.

Tract 1 and 2 are to remain one parcel for Grantee.

TAM 5-8-18