



AM

20160923000201550 DEED
Bk:RB6193 Pg:461
09/23/2016 03:06:50 PM 1/5

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$25536.00

MB

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax [\$25536.00]

Tax Lot No. _____ Parcel Identifier No. 9880259588 DB
Verified by _____ County on the ___ day of 9880-35-1310 Easement
By _____

Mail after recording to Maynard, Cooper & Gale, PC, 1901 Sixth Avenue North, Suite 2400, Birmingham, Alabama 35203,
Attn: Matt Grill

This instrument was prepared by Maynard, Cooper & Gale, P.C.

Brief description for the Index

Lot 1 PB 115/186

THIS DEED made this 22 day of September, 2016, by and between

GRANTOR

GRANTEE

WEAVER CROSSING II, LLC,
a North Carolina limited liability company

INDEPENDENCE PARK., LLC
a Delaware limited liability company

1450 Environ Way
Chapel Hill, NC 27517

1307 W. Morehead Street, Suite 208
Charlotte, NC 28208

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, that certain lot or parcel of land situated in the Town of Chapel Hill, Orange County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6001, Page 449.

A map showing the above-described property is recorded in Plat Book 115, Pages 186.

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

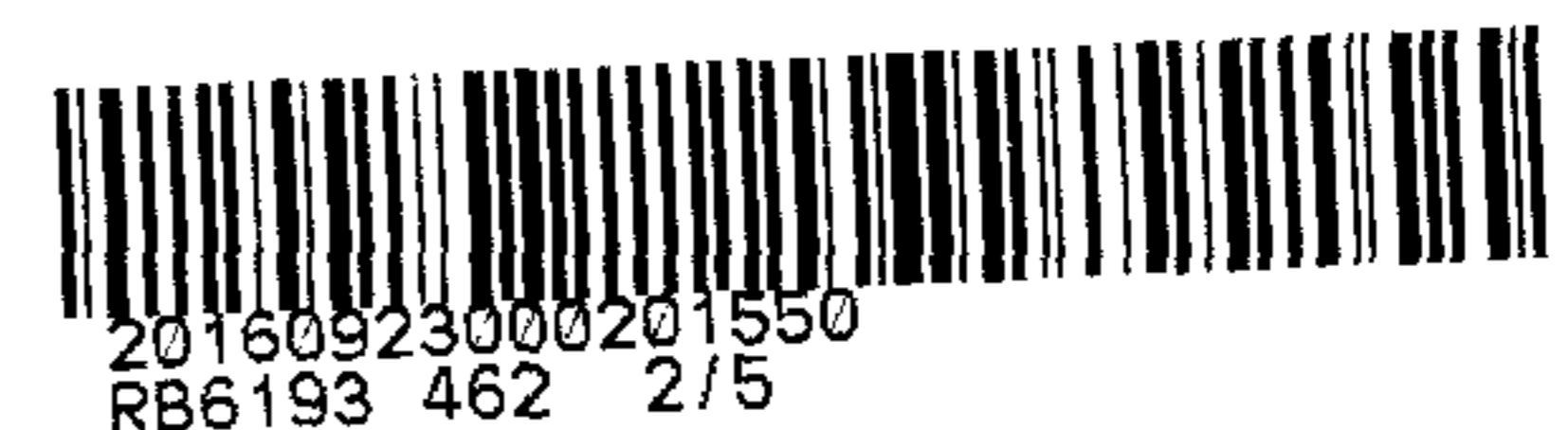
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, except for the matters set forth on Exhibit B.

Title to the property hereinabove described is granted subject to the exceptions and reservations set forth on Exhibit B attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the date set forth above.

SIGNATURES ON FOLLOWING PAGE



GRANTOR:

WEAVER CROSSING II, LLC

**By: East West Partners Management Company, Inc.
its Manager**

By: [Signature]
Name: D. Rochelle
Title: V.P.

STATE OF North Carolina
COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that the he or she voluntarily signed the foregoing document:

Dennis Rochelle

Witness my hand and official stamp or seal this 20th day of September, 2016

[Signature]
Notary Public

Deborah L. Hockman
Notary's printed or typed name

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 1/29/18

[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

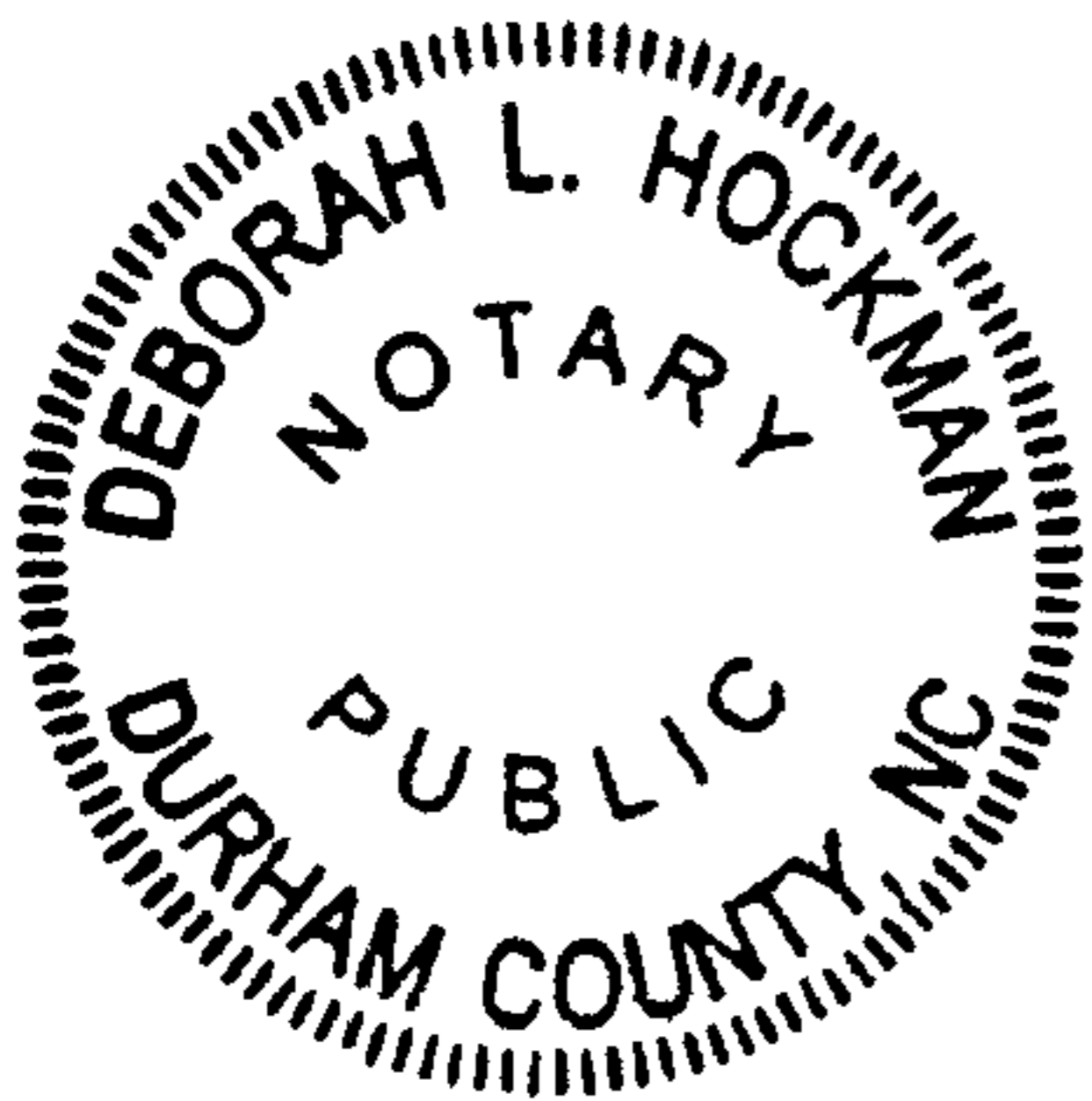


EXHIBIT "A"

LEGAL DESCRIPTION

BEING all of Lot 1 as shown on that certain plat entitled "Weaver Crossing" recorded in Plat Book 115, Page 186, Orange County Registry.

TOGETHER WITH easements arising pursuant to that certain Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in Book 6001, page 452, Orange County Registry.



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EXHIBIT "B" TO FORM OF DEED

PERMITTED EXCEPTIONS

1. The liens securing standby fees, taxes and assessments by any taxing authority for the year 2017 and subsequent years that are not yet due and payable.
2. All restrictions, covenants, conditions, easements and other matters of record affecting the property conveyed by this deed.
3. All applicable zoning rules and regulations.
4. Such state of facts as would be disclosed by an accurate survey and inspection of the property conveyed pursuant to this deed.

