

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Feb 16 04:25 PM NC Rev Stamp: \$ 9600.00
Book: 8366 Page: 938 Fee: \$ 26.00
Instrument Number: 2018005330
DEED

EXCISE TAX: \$9,600.00 RECORDING TIME, BOOK AND PAGE

Tax Lot No. 106396 Parcel Identifier Nos. 0822-07-68-3399

Mail after recording to: Cedar Grove Capital, 888 Woodmere Place, Suite C
Woodmere, NY, 11598, Attn: Aaron Gorin

This instrument was prepared by: Michael Cohodes, Stephenson Fournier, PLLC

Brief description for the Index: 1200 Leon Street, Durham. N.C. 27705

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 16th day of February, 2018, by and between

GRANTOR	GRANTEE
<p>1200 LEON STREET LLC, a North Carolina limited liability company</p> <p>1000 East Cesar Chavez Street Austin, Texas 78702</p>	<p>OAKS NORTHGATE CGC LLC, a Delaware limited liability company</p> <p>888 Woodmere Place, Suite C Woodmere, NY, 11598</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.

{00249019.1 }

Submitted electronically by "Riverside Abstract National"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and made a part hereof.

This property does not include the primary residence of Grantor.

The Property was acquired by Grantor by deed recorded in Book 7913, Page 961, Durham 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See **Exhibit B** attached hereto and made a part hereof.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has hereto set his hand and seal the day and year first above written.

1200 LEON STREET LLC,
a North Carolina limited liability company

By: ARE Ventures LLC,
its Manager

By: Colin Brothers
Colin Brothers, Manager

STATE OF TEXAS
COUNTY OF TRAVIS

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Manager of ARE Ventures LLC, the Manager of 1200 Leon Street LLC.

Witness my hand and official seal, this 13th day of February, 2018.

Jamie Smith
Notary Public

My Commission Expires:
10/25/2020

Affix Seal

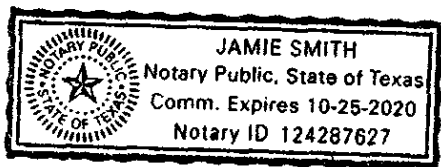


EXHIBIT A

BEGINNING AT AN EXISTING IRON PIPE LOCATED IN THE SOUTHEAST CORNER OF THAT TRACT OWNED BY OAKS AT NORTHGATE HOLDINGS LLC AS SHOWN IN PLAT BOOK 154, PAGE 15 DURHAM COUNTY REGISTRY, SAID POINT LOCATED IN THE NORTHERN RIGHT OF WAY LINE OF LEON STREET, AN EIGHTY FOOT (80') WIDE PUBLIC RIGHT OF WAY; RUNS THENCE WITH THE EASTERN LINE OF THE OAKS AT NORTHGATE HOLDINGS LLC PROPERTY NORTH 09° 17' 00" EAST 309.97 FEET TO A NEW IRON PIPE; RUNS THENCE WITH THE SOUTHERN PROPERTY LINE OF THAT PROPERTY OWNED BY OAKS AT NORTHGATE HOLDINGS LLC SOUTH 87° 29' 00" EAST 545.15 FEET TO A NEW IRON PIPE LOCATED IN THE WESTERN RIGHT OF WAY LINE OF LEDNUM STREET, A SIXTY FOOT (60') PUBLIC RIGHT OF WAY; RUNS THENCE WITH THE WESTERN RIGHT OF WAY LINE OF LEDNUM STREET SOUTH 11° 09' 40" WEST 287.95 FEET TO AN EXISTING IRON PIPE LOCATED NEAR THE PLACE WHERE LEDNUM STREET BEGINS TO TURN ONTO LEON STREET; RUNS THENCE ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF SOUTH 51° 13' 05" WEST 25.90 FEET, A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 28.17 FEET TO AN EXISTING IRON PIPE LOCATED IN THE NORTHERN RIGHT OF WAY LINE OF LEON STREET; RUNS THENCE WITH THE NORTHERN RIGHT OF WAY LINE OF LEON STREET NORTH 88° 09' 00" WEST 518.97 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING AND HAVING 3.78 ACRES MORE OR LESS, AS SHOWN ON THAT SURVEY ENTITLED "BOUNDARY SURVEY OF BROGDEN APARTMENTS" DATED AUGUST 5, 2008 BY S. D. PUCKETT & ASSOCIATES.

EXHIBIT B

1. Taxes for the year 2018 and subsequent years not yet due and payable.
 2. Easement(s) to Duke Power Company recorded in Book 286 at Pages 455 and 456.
 3. Easement(s) to American Telephone & Telegraph Company recorded in Book 90 at Page 697.
 4. Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 61 at Page 175.
 5. Easement to Durham Public Service recorded in Book 121 at Page 43.
 6. 25' City of Durham sanitary sewer easement recorded in Book 191 at Page 505, as shown on the Survey.
 7. Rights of tenants in possession, as tenants only, under unrecorded leases with a term of 3 years or less.
 8. Encroachment upon property adjoining on the north by the parking area and on the south by the concrete pad appurtenant to the Land, as shown on the Survey.
 9. Rights of others entitled thereto in and to the ditch(es) crossing the Land.
 10. Plat of survey (the "Survey") by Jeffrey H. Davis, P.L.S., dated March 7, 2016, shows overhead utilities, storm drain, utility poles and power boxes located on the Land.
- II. That certain Parking Easement Agreement between 1306 Leon Street LLC and 1200 Leon Street LLC recorded under Book 8042, Page 30 of the Durham County Deed Records.