

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 95,850.00

Parcel Identifier No. 0736 08 9648 000

Verified by Wake County on the _____ day of _____, 2018

by _____

Brief Description for the Index 15.349 +/- acres, Burbage Circle

This instrument prepared by: McGuireWoods LLP, 1230 Peachtree Street, N.E., Suite 2100, Atlanta, Georgia 30309, Attn: John T. Grieb

Mail after recording to: Chicago Title Insurance Company, 711 Third Avenue, New York, New York 10017

THIS DEED made this 29th day of November, 2018, by and between:

GRANTOR	GRANTEE
<p>SHLP CHANCERY VILLAGE, LLC, a North Carolina limited liability company,</p> <p>8110 East Union Avenue, Suite 200 Denver, Colorado 80237</p>	<p>TREA SH CHANCERY VILLAGE, LLC, a Delaware limited liability company</p> <p>8110 East Union Avenue, Suite 200 Denver, Colorado 80237</p>

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 SHLP CHANCERY VILLAGE, LLC, a North Carolina limited liability company, the Grantor, for valuable consideration paid by TREA SH CHANCERY submitted electronically by "The Pryzwansky Law Firm" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

VILLAGE, LLC, a Delaware limited liability company, 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 Cary, Wake County, North Carolina and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings and improvements, all appurtenances, easements, rights of way, licenses, interests, alleys, strips or gores of land located on or pertaining to the real property.

The property hereinabove described was acquired by Grantor by deed recorded in Book 14479, Page 1656 in the Wake County Registry.

The property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid real property with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee, in fee simple, Grantor hereby covenanting that Grantor will warrant and defend the title to said real property unto Grantee against the lawful claims and demands of all persons claiming under or through Grantor (but not otherwise).

The Property is conveyed SUBJECT TO those matters described on Exhibit "B" attached hereto and incorporated herein by reference.

[Remainder of Page Intentionally Left Blank; Signatures Appear on Next Page]


IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed as of the day and year first above written.

"GRANTOR":

SHLP CHANCERY VILLAGE, LLC, a North Carolina limited liability company

By: Simpson Housing LLLP, a Delaware limited liability limited partnership, its manager

By: Colomba LLC, a Delaware limited liability company, its general partner


By: 
Francis P. Rooney, Jr.
Executive Vice President

STATE OF COLORADO

COUNTY OF DENVER

I certify that Francis P. Rooney, Jr., the Executive Vice President of Colomba LLC, a Delaware limited liability company, the general partner of Simpson Housing LLLP, a Delaware limited liability limited partnership, the manager of SHLP Chancery Village, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

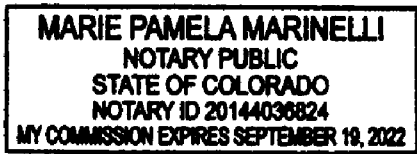
Date: November 12th, 2018


(official signature of Notary)

Marie Pamela Marinelli, Notary Public
(Notary's printed or typed name)

(Official Seal)

My commission expires: 9-19-2022



Signature Page to Special Warranty Deed
Chancery Village at the Park, Cary, North Carolina

EXHIBIT "A"Legal Description

Lying and being situate in Wake County, NC, and being more particularly described as follows:

BEGINNING at an existing iron pipe located in the Westerly margin of the right-of-way of NC Highway 55 (a 150' public R/W), said existing iron pipe being located at the Southeasterly corner of the property of Triangle Brick Company (now or formerly) pursuant to instrument recorded in Book 4990, Page 847 in the Wake County, North Carolina Public Registry (the "Registry");

Thence with the Westerly margin of the right-of way of NC Highway 55, South 09-55-29 West 669.75 feet to a point located in the curve of sight distance from NC Highway 55 to Kit Creek Road (a 100' public R/W);

Thence with the arc of said curve to the right, having a radius of 25 feet, an arc distance of 38.71 feet and a chord bearing and distance of South 54-17-30 West 34.96 feet to a point located in the Northerly margin of the right-of-way of the aforesaid Kit Creek Road;

Thence with the Northerly margin of the right-of-way of said Kit Creek Road, the following five (5) courses and distances: (1) North 81-20-28 West 47.55 feet to a point; (2) with the arc of a circular curve to the left, having a radius of 650.00 feet, an arc distance of 133.67 feet and having a chord bearing and distance of North 87-13-57 West 133.43 feet to a point; (3) South 86-52-35 West 240.48 feet to a point; (4) with the arc of a circular curve to the right having a radius of 950.00 feet, an arc distance of 152.34 feet and having a chord bearing and distance of North 88-31-47 West 152.18 feet to a point; and (5) North 83-56-08 West 401.64 feet to a point located in the curve of the sight distance from Kit Creek Road to Alston Avenue (a 80' public R/W);

Thence with the arc of a circular curve to the right having a radius of 25.00 feet, an arc distance of 47.67 feet and a chord bearing and distance of North 29-18-34 West 40.77 feet to a point located in the Easterly margin of the right-of-way of the aforesaid Alston Avenue;

Thence with the Easterly margin of the right-of-way of Alston Avenue with the following three (3) courses and distances: (1) North 25-19-01 East 182.77 feet to a point; (2) with the arc of a circular curve to the left having a radius of 1100.00 feet, an arc distance of 355.52 feet and a chord bearing and distance of North 10-05-34 East 353.97 feet to a point, and (3) North 06-40-19 East 138.54 feet to an existing iron pipe located at the Southwesterly corner of the aforesaid property of Triangle Brick Company;

Thence with the Southerly line of the said Triangle Brick Company property, South 87-15-18 East 944.41 feet to an existing iron pipe located in the Westerly margin of the right-of-way of the aforesaid NC Hwy 55, the POINT OR PLACE OF BEGINNING, and containing approximately 15.349 acres more or less, all as shown on that certain survey prepared by Jack R. Thomason, PLS, dated February 14, 2009, recorded in Book of Maps 2009, Page 937, Wake County Registry.

ALSO DESCRIBED AS:

Exhibit A, Page 1

BEGINNING at a point located in the curve of the sight distance from NC Highway 55 (a 150' public R/W) to Kit Creek Road (a 100' public R/W), said point being located South 09-55-29 West 669.75 feet from an existing iron pipe located in the Westerly margin of the right-of-way of NC Highway 55, said existing iron pipe being located at the Southeasterly corner of the property of Triangle Brick Company (now or formerly) pursuant to instrument recorded in Book 4990, Page 847 in the Wake County, North Carolina Public Registry (the "Registry");

Thence with the arc of said sight distance curve to the right, having a radius of 25 feet, an arc distance of 38.71 feet and a chord bearing and distance of South 54-17-30 West 34.96 feet to a point located in the Northerly margin of the right-of-way of the aforesaid Kit Creek Road;

Thence with the Northerly margin of the right-of-way of the aforesaid Kit Creek Road, the following five (5) courses and distances: (1) North 81-20-28 West 47.55 feet to a point; (2) with the arc of a circular curve to the left, having a radius of 650 feet, an arc distance of 133.67 feet and having a chord bearing and distance of North 87-13-57 West 133.43 feet to a point; (3) South 86-52-35 West 240.48 feet to a point (4) with an arc of a circular curve to the right having a radius of 950.00 feet, an arc distance of 152.34 feet and having a chord bearing and distance of North 88-31-47 West 152.18 feet to a point; and (5) North 83-56-08 West 422.82 feet to a point located in the curve of the sight distance from Kit Creek Road to Alston Avenue (a 60' public R/W);

Thence with the arc of a circular curve to the right having a radius of 25.00 feet, an arc distance of 47.76 feet and a chord bearing and distance of North 29-12-59 West 40.82 feet to a point located in the Easterly margin of the right-of-way of the aforesaid Alston Avenue;

Thence with the Easterly margin of the right-of-way of Alston Avenue the following three (3) courses and distances: (1) North 25-19-01 East 189.67 feet to a point; (2) with the arc of a circular curve to the left having a radius of 1080.00 feet; and arc distance of 349.07 feet and a chord bearing and distance of North 16-05-34 East 347.55 feet to a point, and (3) North 06-40-19 East 137.17 feet to an existing iron pipe located at the Southwesterly corner of the aforesaid property of Triangle Brick Company;

Thence with the Southerly line of the said Triangle Brick Company property, South 87-15-18 East 964.46 feet to an existing iron pipe located in the Westerly margin of the right-of-way of the aforesaid NC Hwy 55;

Thence with the Westerly margin of the right-of-way of NC Highway 55, South 09-55-29 West 669.75 feet to a point, the POINT OR PLACE OF BEGINNING, and containing approximately 15.6759 acres more or less, all as shown on that certain survey entitled "Survey for Woodfield Investments, LLC" dated 10-2-2006, last revised 5-30-2007, and prepared by John A. Edwards, Jr., NC PLS # L-2776.

EXHIBIT "B"Permitted Exceptions

1. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable.
2. Rights of parties in possession as tenants only, under unrecorded lease agreements for individual residential apartment units.
3. Rights of others in and to the continued uninterrupted flow of the river, riparian rights incidental thereto and accretion, erosion, reliction and avulsion associated therewith, along with a 50' Neuse River Riparian Buffer measured from top of bank (each side).
4. The following matters recorded by recorded plats in the Wake County Registry:
 - a. Book of Maps 1997, pages 1918 and 2030;
 - i. Service utilities
 - b. Book of Maps 2004, page 59; and
 - i. 10' Town of Cary Easement, and
 - ii. Creek
 - c. Book of Maps 2009, page 937; and Book of Maps 2010, pages 896 & 897.
 - i. Easements,
 - ii. Wetlands, and
 - iii. Retention Areas
5. Easement to Duke Power recorded in Book 920, page 567, Wake County Registry.
6. Right of Way Agreement recorded in Book 13400, page 2233, Wake County Registry.
7. Easement and Memorandum of Agreement recorded in Book 13492, page 1709, Wake County Registry.
8. Stormwater Control Structure and Access Easement Agreement Constructed Wetland #1 and #2 recorded in Book 13678, page 596, Wake County Registry.
9. Stormwater Control Structure and Access Easement Agreement Bioretention Area #1 and #2 recorded in Book 13678, page 602, Wake County Registry.
10. The following matters as disclosed on that certain survey entitled "ALTA/NSPS Land Title Survey Prepared for: Teachers Insurance and Annuity Associates of America" by Thomas Michael Green, Jr., P.L.S., dated September 26, 2018, last modified 10/27, 2018:
 - a. Service utilities;
 - b. Playground area encroaching 12.4 feet over north property line;
 - c. Setbacks;
 - d. Buffers;
 - e. Bioretention Areas (Book of Maps 2009, Page 937); and
 - f. Rip Rap.

NOVEMBER 27