

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2019 Jan 18 04:49:22 PM
 BK:8581 PG:447-449
 DEED
 FEE: \$26.00
 INSTRUMENT # 2019001702
 EXCISE TAX: \$80,000.00
 SMMARSH

 2019001702

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$80,000.00

Parcel Identifier No. 152975 / PIN: 0728-04-64-2458 Verified by _____ County on the ____ day of _____, 20
 By: _____

Mail/Box to: PO Box 2611, Raleigh, North Carolina 27602 *Grantee*

This instrument was prepared by: Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, LLP (MT1)

Brief description for the Index: Plat Book 197, Page 399

THIS DEED made this ^{as of} 18th day of January, 2019, by and between

GRANTOR

54 STATION, LLC
 a North Carolina limited liability company
 440 West Market Street
 Greensboro, NC 27401

GRANTEE

54 STATION APARTMENTS LLC
 a Delaware limited liability company
 c/o Chaucer Creek Capital LLC
 3605 Glenwood Avenue, Suite 445
 Raleigh, NC 27612

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 that certain lot, parcel of land or condominium unit situated in the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference for legal description.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 7913, Page 996 and Page 1000, as corrected by instruments recorded in Book 7922, Page 238 and 240, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 197, Page 399, 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.

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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) All easements, covenants and restrictions of record.
- 3) Zoning ordinances and other governmental restrictions on the use and development of real property.

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

54 STATION, LLC

By: Brown Investment Properties, Inc.,
Manager

By: *Chester H. Brown, III*
Chester H. Brown, III, President

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County of Guilford and State afresaid, certify that Chester H. Brown, III personally came before me this day and acknowledged that he is the President of Brown Investment Properties, Inc., Manager of 54 Station, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, 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 9th day of January, 2019.

My Commission Expires: May 30, 2020
(Affix Seal)

Holly M. Harmon
Holly M. Harmon Notary Public
Notary's Printed or Typed Name

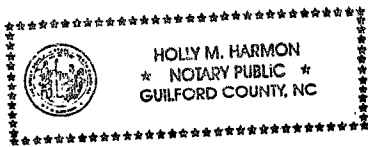


EXHIBIT A

BEGINNING AT AN EXISTING IRON PIPE HAVING NORTH CAROLINA NAD 83 (2011) STATE PLANE COORDINATES N = 784937.74' AND E = 2025569.94'; THENCE S 69° 46' 40" E, FOR A DISTANCE OF 299.86' TO AN EXISTING IRON PIPE, THENCE N 88° 55' 46" E, FOR A DISTANCE OF 508.61' TO AN EXISTING IRON PIPE, THENCE N 89° 14' 02" E, FOR A DISTANCE OF 107.37' TO AN EXISTING IRON PIPE, THENCE N 89° 10' 54" E, FOR A DISTANCE OF 409.77' TO AN EXISTING IRON PIPE, THENCE S 01° 09' 29" E, FOR A DISTANCE OF 729.65' TO AN EXISTING IRON PIPE, THENCE S 18° 35' 33" W, FOR A DISTANCE OF 88.01' TO AN EXISTING IRON PIPE, THENCE N 69° 47' 25" W, FOR A DISTANCE OF 154.97' TO AN EXISTING IRON PIPE, THENCE N 69° 47' 25" W, FOR A DISTANCE OF 475.59' TO AN EXISTING IRON PIPE, THENCE S 20° 11' 14" W, FOR A DISTANCE OF 297.69' TO AN EXISTING IRON PIPE, THENCE ALONG THE NORTHERN RIGHT OF WAY OF NC HIGHWAY 54, N 69° 30' 48" W, FOR A DISTANCE OF 144.34' TO AN EXISTING IRON PIPE, THENCE N 69° 30' 01" W, FOR A DISTANCE OF 357.69' AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 104.16', A CHORD BEARING OF N 15° 19' 43" W, A CHORD DISTANCE OF 24.33' TO AN EXISTING IRON PIPE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00', A CHORD BEARING OF N 07° 50' 56" W, A CHORD DISTANCE OF 34.72' TO AN EXISTING IRON PIPE, THENCE N 01° 15' 59" E, 220.93' TO AN EXISTING IRON PIPE, THENCE N 69° 52' 15" W, FOR A DISTANCE OF 124.89' TO AN EXISTING IRON PIPE, THENCE N 00° 39' 58" W, FOR A DISTANCE OF 336.37' TO AN EXISTING IRON PIPE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26.00', A CHORD BEARING OF S 71° 02' 48" E, FOR A DISTANCE OF 23.04' TO AN EXISTING IRON PIPE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 46.50', A CHORD BEARING OF N 00° 52' 32" E, FOR A CHORD DISTANCE OF 66.47' TO AN EXISTING IRON PIPE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26.00', A CHORD BEARING OF S 63° 35' 56" W, FOR A CHORD DISTANCE OF 15.29' TO AN EXISTING IRON PIPE, THENCE S 80° 41' 57" W, FOR A DISTANCE OF 9.82' TO AN EXISTING IRON PIPE, THENCE N 00° 39' 58" W, FOR A DISTANCE OF 76.92' TO AN EXISTING IRON PIPE BEING THE POINT AND PLACE OF BEGINNING AND CONTAINING 21.24 AC.±.

TOGETHER WITH ALL REAL PROPERTY INTERESTS APPURTENANT TO THE ABOVE-DESCRIBED PROPERTY AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS RECORDED IN BOOK 7914, PAGE 1, DURHAM COUNTY REGISTRY, RE-RECORDED IN BOOK 7927, PAGE 355, DURHAM COUNTY REGISTRY, AS THE SAME MAY BE AMENDED, SUPPLEMENTED, OR MODIFIED.

PARCEL ID NUMBER: 152975