

FILED Jun 01, 2018
AT 11:28:34 AM
BOOK 01989
START PAGE 1102
END PAGE 1105
INSTRUMENT # 05421
EXCISE TAX \$1,754.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1754.00

Parcel Identifier No. 0007689; 0007690 Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Adams, Howell, Sizemore & Lenfestey, P.A. (without benefit of title examination)

Brief description for the Index: 163 and 165 East Street, Pittsboro, NC 27312

THIS DEED made this 25 day of May, 2018, by and between

GRANTOR	GRANTEE
Generation II Carolina, LLC, a North Carolina limited liability company 1600 Glenwood Ave., Ste. 101 Raleigh, NC 27608	Gandhi At SPV, LLC, a North Carolina limited liability company 9201 Leesville Road, Suite 201 Raleigh, NC 27613

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, all that certain lot, parcel of land or condominium unit situated in Pittsboro, Chatham County, North Carolina and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1484, Page 236, Chatham County Registry.

All or a portion of the property herein conveyed 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.

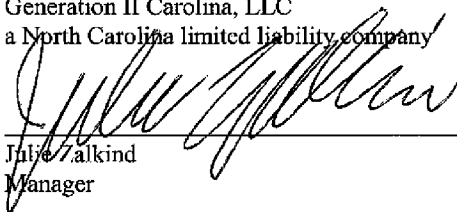
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

See Exhibit B attached hereto and incorporated herein by reference

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

Generation II Carolina, LLC
a North Carolina limited liability company

By: _____
Name: Julie Zalkind
Title: Manager



State of Virginia - County or City of Arlington

I, the undersigned Notary Public of the County or City of Arlington and State aforesaid, certify that Julie Zalkind, Manager of Generation II Carolina, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25th day of May, 2018.

My Commission Expires: Jan. 31st, 2021

Carolina Morla
Notary Public
Carolina Morla
Notary Public's Printed or Typed Name

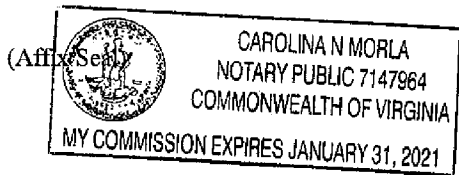


EXHIBIT A
Legal Description

BEING all of that certain tract or parcel of land lying and being in the Town of Pittsboro, Chatham County, North Carolina, being more fully described as follows:

BEGINNING at an existing iron rod, said point having NAD 83 North Carolina State Plane values of $y=717,341.70$ feet and $x=1,948,401.31$ feet; thence with the line of Atwater North 87 degrees 20 minutes 56 seconds West a distance of 361.75 feet to an iron pipe set; thence with the right of way of Masonic Street South 02 degrees 55 minutes 54 seconds West a distance of 210.00 feet to an iron pipe set; thence with the line of East Street right of way South 87 degrees 18 minutes 47 seconds East for a distance of 360.14 feet to an iron pipe set; thence with the line of Smith North 03 degrees 22 minutes 18 seconds East for a distance of 210.24 feet to an existing iron rod and being the point and place of BEGINNING, containing 75,838 square feet or 1.741 acres, more or less, as shown on that survey entitled "Boundary Survey, Lot 56, 57, 58 & Part of 59, Cooper Parcels, Prepared for HZ Management, Town of Pittsboro, Chatham Co, NC", sealed February 2, 2006 and prepared by Jonathan F. Murphy PLS L-4382 of Murphy Geomatics, Professional Land Surveying, to which reference is hereby made for a more particular description of same.

Exhibit B

Permitted Exceptions

1. Lien for ad valorem property taxes not due and payable;
2. Licenses, rights of way and easements for the installation or maintenance of public utilities servicing the Property;
3. All other licenses, rights of way, easements, covenants, restrictions or encumbrances affecting the property identified on Exhibit A hereto;
4. Any matters which an accurate survey or physical inspection of the premises may show; and
5. Applicable governmental laws, regulations, and zoning.