

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$ 6,510.00 Parcel # 0248323 / Pin # 1713542581

The property herein conveyed is not the Grantor's primary residence. (NCGS 105-317.2)

This instrument was prepared by and after recording, mail to: Morton & Gettys, LLC, 331 E. Main Street, P.O. Box 707, Rock Hill, South Carolina 29731.

Brief description for the Index: Apartment Complex located at or near 1650 Royal Pines Drive, Raleigh, NC 27610.

THIS DEED is made as of the 8th day of April, 2018 by and between:

GRANTOR	GRANTEE
Pine Hills Residential, LLC, a North Carolina limited liability company c/o Jay Biggins 13411 Fox Croft Lane Palm Beach Gardens, FL 33418	Royal Pines Holdings LLC A North Carolina limited liability company c/o Jonathan Lehman 1412 Old Oxford Road, #400 Durham, NC 27704

The designation Grantor and Grantee as used herein shall include said parties, their successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that for and in consideration of cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property").

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 the Grantor is seized of the Property in fee simple, has done nothing to impair such title as the Grantor received, and that the Grantor will warrant

and defend the title against the lawful claims of all persons claiming by, under or through the Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

1. All restrictions, easements, rights of way and other matters of record, if any, and *ad valorem* taxes for the current year.

*[Separate Signature Page to Follow]*

SEPARATE SIGNATURE PAGE TO  
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized signatory, as of the day and year first above written.

**Pine Hills Residential, LLC,  
a North Carolina limited liability company**

By: Eastside Equities, LLC, a Florida limited liability  
company, its Manager

By:   
Joseph F. Biggins, its Manager

STATE OF Florida )  
COUNTY OF Palm Beach )

ACKNOWLEDGMENT

On this 12th day of April, 2018, before me personally came Joseph F. Biggins, as Manager of Eastside Equities, LLC, the Manager of the within-named Grantor, who acknowledged to me that he executed the foregoing instrument; and who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument.

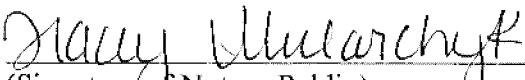
  
(Signature of Notary Public)  
Name: Tracey Mularchyk  
Notary Public for the State of Florida  
My Commission expires: 3/19/19



EXHIBIT "A"  
Legal Description

Being all of Lot 1 as shown on that plat entitled "Plat of subdivision for Pine Hills Limited Partnership" dated June 27, 2001, and recorded November 13, 2001, in Map Book 2001, Page 2126, Wake County, North Carolina Registry.

Together with the easements contained in that certain Declaration of Cross-Access Easement created in Book 9696, Page 2301, Wake County Registry.

Derivation: Being the identical property conveyed to Grantor by Deed recorded in Book 16669, at Page 00563 of the Wake County, North Carolina Registry.