

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 Oct 02 03:39 PM NC Rev Stamp: \$ 12000.00
Book: 7799 Page: 515 Fee: \$ 26.00
Instrument Number: 2015033245
DEED

SPECIAL WARRANTY DEED

Prepared by: Charles R. Swartz, Swartz Real Estate Law, PLLC

Return to: Grantee

From: VAC L.L.P., a Virginia limited liability limited partnership
To: Princeton Villas LLC, a North Carolina limited liability company

Dated: September 30, 2015

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 Durham County Register of Deeds.

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 12,000.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. ~~40923~~

Mail after recording to: *Grantee*

*108522, 108500, 108467, 108326,
108324, 102039*

This instrument was prepared by: Charles R. Swartz, Swartz Real Estate Law Firm, PLLC

THIS DEED made as of this 30th day of September, 2015 by and between

GRANTOR VAC L.L.P., a Virginia limited liability limited partnership, formerly known as VAC Limited Partnership (as evidenced by Amended and Restated Limited Partnership Certificate filed with the Virginia State Corporation Commission, a copy of which is attached hereto as Exhibit B)

Mailing Address: 2922 Hathaway Road, Richmond, Virginia 23235

GRANTEE PRINCETON VILLAS LLC, a North Carolina limited liability company

Mailing Address: 1000 East Cesar Chavez, Austin, Texas 78702

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 or parcel of land situated in Durham County, North Carolina, and more particularly described as follows: SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

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

The above described property does include the primary residence of the 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 that 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 hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

VAC L.L.L.P.

By: VNC Corporation
Its Managing General Partner

By:  _____
Jonathan S. Perel
As Its President

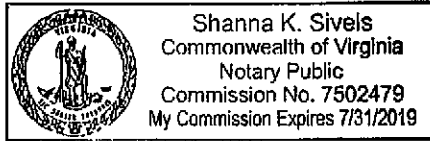


COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jonathan S. Perel, as President of VNC Corporation, Managing General Partner of VAC L.L.P., a Virginia limited liability limited partnership, Grantor. Witness my hand and official stamp or seal, this the 2 day of October, 2015.

My Commission Expires: 7/31/2019

Shanna K. Sivels
Notary Public



Print Notary Name: SHANNA K. SIVELS

EXHIBIT A**LEGAL DESCRIPTIONS****BRIARWOOD**

BEGINNING at an iron stake on the North side of House Avenue North $86^{\circ} 45'$ West 68.50 feet from the northwest intersection of the property lines extended of Burke Street and House Avenue; thence along with the property line and the back of the curb on the North side of House Avenue North $86^{\circ} 45'$ West 70 feet to an iron stake; thence North $4^{\circ} 45'$ East 260.5 feet to an iron stake in the property line on the south side of Morehead Avenue; thence with the property line on the south side of Morehead Avenue South $86^{\circ} 45'$ East 128.03 feet to an iron stake at the back of the curb in the southwest intersection of Morehead Avenue and Burke Street; thence with the property line and the back of the curb with a radius of 29.5 feet, 25.65 feet to an iron stake at the back of the curb and in the property line on the west side of Burke Street; thence with the property line and the back of the curb on the west side of Burke Street South $4^{\circ} 45'$ West 108.11 feet to an iron stake; thence North $86^{\circ} 45'$ West 68.5 feet to an iron stake; thence South $4^{\circ} 45'$ West 130.5 feet to an iron stake at the back of the curb and in the property line on House Avenue, being the point and place of beginning, BEING LOT # 11, Plat Book 3, page 193, and the northern half of LOT #12, Plat Book 3, page 193, except that strip of land along Burke Street and House Avenue that has been taken for street widening as shown in Plat Book 41, page 11 and page 124.

CHESTERFIELD

No. 1

BEGINNING at a stake on the western side of Chapel Hill Road South $32^{\circ} 0'$ West 177.15 feet from the southern side of House Avenue (if extended), and running along and with the western side of Chapel Hill Road South $32^{\circ} 0'$ West 90 feet to a stake; thence North $58^{\circ} 0'$ West 121.39 feet to a stake; thence South $32^{\circ} 0'$ West 75 feet to a stake; thence North $53^{\circ} 0'$ West 250 feet to a stake; thence North $25^{\circ} 0'$ East 167.96 feet to a stake; thence South $58^{\circ} 0'$ East 392 feet to a stake on the western side of Chapel Hill Road, the point and place of beginning, and being the PROPERTY OF LANDMARK INVESTMENT COMPANY, INC. as per plat and survey of Credle Engineering Company dated July 1967 and now on file in the office of the Register of Deeds of Durham County in Plat Book ____ Page ____ to which reference is hereby made for a more particular description of same.

No. 2

BEGINNING at a stake North $56^{\circ} 31'$ West 200 feet from the northwest side of Chapel Hill Road, at S.F. Ray's northwest corner, and running thence South $33^{\circ} 25'$ West 130.10 feet to a stake; thence North $56^{\circ} 47'$ West 163.15 feet to a stake; thence North $25^{\circ} 0'$ East 131.77 feet to a stake; thence South $56^{\circ} 31'$ East 177.86 feet to a stake, the point of beginning and being the

PROPERTY OF ROBERTS CONSTRUCTION COMPANY, INC. as per plat and survey of Credle Engineering Company, Dated 10-14-68 and now on file in the office of the Register of Deeds of Durham County in Plat Book ____ Page ____ to which reference is hereby made for a more particular description of same.

EASTWOOD

BEGINNING at a stake in the property line on the south side of Dacian Avenue, said stake being South $87^{\circ} 48'$ East 200 feet from the property line on the East side of Gregson Street, and running thence along and with the property line on the South side of said Dacian Avenue South $87^{\circ} 48'$ East 100 feet to a stake; thence South $2^{\circ} 12'$ West 150 feet to a stake on the North side of a 15-foot alley; thence along and with the North side of said alley North $87^{\circ} 48'$ West 100 feet to a stake; thence North $2^{\circ} 12'$ East 150 feet to a stake, the place of beginning, and being Lots 5 and 6 in Block 18 of the B.L. DUKE NORTH DURHAM PROPERTY as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in Plat Book 5 at page 102 to which reference is hereby made for a more particular description of same.

OAKWOOD

BEGINNING at a stake on the north side of House Avenue, said stake being 138.50 feet from the northwest intersection of House Avenue and Burke Street, both extended, at the southwest corner of Lot 11 as shown on the plats hereinafter referred to, and running thence along and with the north side of House Avenue North $86^{\circ} 45'$ West 140 feet to a stake; thence North $6^{\circ} 26'$ East 10 feet to a stake; thence North $85^{\circ} 33'$ West 12.5 feet to a stake at the beginning of a curve; thence in a northwesterly direction along a curve having a radius of 20 feet a distance of 30.92 feet to a stake on the east side of Shopper Street thence along and with the east side of Shopper Street North $3^{\circ} 01'$ East 211.72 feet to a stake at the beginning of a curve; thence along a curve having a radius of 20 feet; a distance of 31.90 feet in a northeasterly direction to a stake on the south side of Morehead Avenue; thence along and with the south side of Morehead Avenue South $85^{\circ} 36'$ East 26.65 feet to a stake; thence South $6^{\circ} 26'$ West 131 feet to a stake; thence South $86^{\circ} 45'$ West 140 feet to a stake in the west line of Lot 11; thence along and with the west line of Lot 11 South $4^{\circ} 45'$ West 129.5 feet to a stake on the north side of House Avenue the point of BEGINNING, and being part of Lot 8, the southern one-half of Lot 9 and the southern one-half of Lot 10 of the HOUSE LANDS as shown in Plat Book 3, page 193 Durham County Registry, and also as shown on the plat of the PROPERTY OF GENERAL MORTGAGE INVESTMENT COMPANY, INC. by Credle Engineering Company dated July 8, 1971, and recorded in Plat Book ____ Page ____ Durham County Registry to both of which plats reference is hereby made for a more particular description.

PRINCETON

BEGINNING at a stake in the property line on the Northwest side of Chapel Hill Road, at the Northeast corner of Lot #5 of the W.E. Holt Property, and running thence North $50^{\circ} 40'$ West 181.14 feet to a stake; thence North $41^{\circ} 26'$ East 113.52 feet to a stake in the property line on the

south side of Morehead Avenue; thence along and with the property line on the south side of Morehead Avenue South $87^{\circ} 09'$ East 12.8 feet to a stake; thence continuing along and with the property line on the South side of Morehead Avenue South $81^{\circ} 59'$ East 208.4 feet to a stake at the beginning of a curve; thence in a curve with a radius of 12.5 feet in a southeastern direction as the property line on the south side of Morehead Avenue turns into the property line on the Northwest side of Chapel Hill Road 30.72 feet to a stake; thence South $35^{\circ} 57'$ East 6.5 feet to a stake in the curb line on the Northwest side of Chapel Hill Road; thence along and with the curb line on the northwest side of Chapel Hill Road in curve with a radius of 494.44 feet in a southwestern direction 111.32 feet to a stake; thence continuing along and with the curb line on the northwest side of Chapel Hill Road South $42^{\circ} 14'$ West 50 feet to a stake; thence North $50^{\circ} 36'$ West 9.3 feet to a stake in the property line on the Northwest side of Chapel Hill Road South $42^{\circ} 27'$ West 50 feet to a stake, the point of beginning and being the Property of Landmark Investment Company as per plat and survey of Credle Engineering Company, dated August 28, 1967 and now on file in the office of the Register of Deeds of Durham County in Plat Book _____ Page _____ to which reference is hereby made for a more particular description of same. Also being Lots #6, 7 and 8 of the W.E. Holt Property, Plat Book 2 page 31 Durham County Registry.

ROSEWOOD

BEGINNING at a stake on the north side of House Avenue, said stake being South $84^{\circ} 33'$ East 20.63 feet from the east side of Burke Street, and running thence with an arc as it curves in a northeasterly direction 32.03 feet to a stake on the east side of said Burke Street; thence along and with the east side of Burke Street North $7^{\circ} 13'$ East 211.87 feet to a stake; thence with an arc as it curves in a northeasterly direction 30186 feet to a stake on the south side of Morehead Avenue; thence along and with the south side of Morehead Avenue South $84^{\circ} 23'$ East 113.1 feet to a stake; thence South $5^{\circ} 37'$ west 124.77 feet to a stake; thence continuing South $5^{\circ} 27'$ West 126.57 feet to a stake on the north side of House Avenue; thence along and with the north side of House Avenue North $84^{\circ} 33'$ West 119.15 feet to a stake, the point of BEGINNING and being Lots 1, 2, 11 and 12 of the property of DURHAM REALTY AND INSURANCE COMPANY recorded in plat Book 31, page 99, Durham County Registry, to which reference is hereby made for a more particular description.

EXHIBIT B

Amended and Restated Certificate of Limited Partnership

Exhibit B

AMENDED AND RESTATED
CERTIFICATE OF LIMITED PARTNERSHIP
OF
VAC L.L.L.P.
(formerly VAC Limited Partnership)

July 7 2 00 11 13

ICAFS, INC., a Virginia corporation, and VNC CORPORATION, a Virginia corporation, are the general partners (the "General Partners") of VAC L.L.L.P., formerly VAC Limited Partnership (the "Partnership").

The General Partners submit this Amended and Restated Certificate of Limited Partnership, which shall replace any previously submitted Certificates of Limited Partnership, for filing in the Office of the Virginia State Corporation Commission in accordance with § 50-73.12.F of the Virginia Revised Uniform Limited Partnership Act (the "Act"):

1. (a) The name of the Partnership is VAC L.L.L.P.
- (b) The date of filing of the Partnership's initial certificate of limited partnership with the Virginia State Corporation Commission under the Act was December 22, 1993.
- (c) The name of the Partnership under which a certificate of limited partnership, or amendment thereto, was last filed is VAC Limited Partnership.
2. (a) The post office and street addresses of the office of the Partnership at which the records of the Partnership required to be maintained by § 50-73.8 of the Act shall be kept are as follows:

2922 Hathaway Road	P.O. Box 8984
Richmond, Virginia 23225	Richmond, Virginia 23225

This office is located in the City of Richmond, Virginia.

(b) The registered agent of the Partnership is Charles R. Swartz, Esquire, who is a resident of Virginia and a member of the Virginia State Bar. The post office address of the registered agent is c/o McGuire, Woods, Battle & Boothe LLP, One James Center, 901 East Cary Street, Richmond, Virginia 23219, which is located in the City of Richmond, Virginia.

3. The names and post office addresses of the General Partners are as follows:

ICAFS, Inc.
P.O. Box 8984
2922 Hathaway Road
Richmond, Virginia 23225

VNC Corporation
Post Office Box 8984
2922 Hathaway Road
Richmond, Virginia 23225

4. The Partnership shall be dissolved and its affairs wound up on December 31, 2050 or at such earlier time as is required by law or the agreement of limited partnership of the Partnership.

IN WITNESS WHEREOF, the General Partners have executed this Amended and Restated Certificate of Limited Partnership as of May 29th, 1999.

GENERAL PARTNERS:

ICAFS, INC.,
a Virginia corporation

By: 
Jonathan Seth Perel, President

VNC CORPORATION,
a Virginia corporation

By: 
Jonathan Seth Perel, President.



CERTIFICATE OF LIMITED PARTNERSHIP
OF
VAC LIMITED PARTNERSHIP

CLERK'S OFFICE
93 DEC 22 PM 3:24

ICAFS, Inc., a Virginia corporation, and VNC Corporation, a Virginia corporation (the "General Partners"), are the general partners of VAC Limited Partnership (the "Partnership").

The General Partners submit this Certificate of Limited Partnership for filing in the office of the Virginia State Corporation Commission in accordance with § 50-73.11 of the Virginia Revised Uniform Limited Partnership Act (the "Act"):

1. The name of the Partnership is VAC Limited Partnership.
2. (a) The post office and street address of the office of the Partnership at which the records of the Partnership required to be maintained by § 50-73.8 of the Act shall be kept is as follows:

2922 Hathaway Road
(P.O. Box 8984)
Richmond, Virginia 23225

This office is located in the City of Richmond, Virginia.

(b) The registered agent of the Partnership is Charles R. Swartz, Esq., who is a resident of Virginia and a member of the Virginia State Bar. The post office address of the registered agent is c/o McGuire, Woods, Battle & Boothe, One James Center, 901 East Cary Street, Richmond, Virginia 23219, which is located in the City of Richmond, Virginia.

3. The names and post office addresses of the General Partners are as follows:

ICAFS, Inc.
2922 Hathaway Road
(P.O. Box 8984)
Richmond, Virginia 23225

VNC Corporation
2922 Hathaway Road
(P.O. Box 8984)
Richmond, Virginia 23225

4. The Partnership shall be dissolved and its affairs wound up on December 31, 2050 or at such earlier time as is required by law or the agreement of limited partnership of the Partnership.

IN WITNESS WHEREOF, the General Partners have executed this Certificate of Limited Partnership as of December 10, 1993.

ICAFS, INC.

By: Charles R. Swartz
Charles R. Swartz, Assistant Secretary

VNC CORPORATION

By: Charles R. Swartz
Charles R. Swartz, Assistant Secretary

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Commonwealth of Virginia

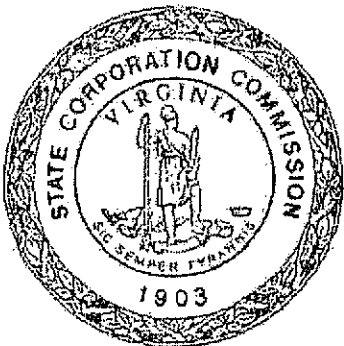


State Corporation Commission

I Certify the Following from the Records of the Commission:

The foregoing is a true copy of the certificate of limited partnership filed in the Clerk's Office of the Commission by VAC L.L.L.P.

Nothing more is hereby certified.



*Signed and Sealed at Richmond on this Date:
September 17, 2015*

Joel H. Peck
Joel H. Peck, Clerk of the Commission