

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Dec 29 03:53 PM NC Rev Stamp: \$ 3952.00
Book: 8098 Page: 767 Fee: \$ 26.00
Instrument Number: 2016045798
DEED

Revenue stamps: \$3,952.00
Parcel ID: See attached Exhibit B
Prepared by: Michael F. King, Esq., K&L Gates LLP, PO Box 17047, Raleigh, NC 27619
Return to: Grantee

Brief Description for the Index

Brightwood Trails, Lots 148-150, 166-169, 173 and 174, Plat Book 196, Pages 301-302; and Lots 134-136, 151-162, 171, 175-178, Plat Book 182, Pages 318-338

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 16th day of December, 2016, by and between

GRANTOR

GK BRIGHTWOOD LLLP,
a Delaware limited liability limited partnership,
successor to RJ Brightwood LLC, a Delaware
limited liability company, by statutory
conversion

with a mailing address of:
8875 Hidden River Parkway
Suite 150
Tampa, FL 33637

GRANTEE

BEAZER HOMES, LLC,
a Delaware limited liability company,
successor by conversion of Beazer Homes
Corp., a Tennessee corporation

with a mailing address of:
5400 Trinity Road, S-313
Raleigh, NC 27607

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.

Submitted electronically by "Moore & Alphin, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that Grantor, for good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those certain tracts or parcels of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions:

1. Real property ad valorem taxes for 2016, now due and payable, and for all subsequent years, not yet due and payable.
2. Easements, covenants, restrictions, conditions and all other instruments of record, including, without limitation, that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Brightwood Trails Subdivision, recorded in Book 6480, Page 956, Durham County Registry (as amended, assigned and supplemented from time to time) and that certain Amended and Restated Restrictive Covenants for Brightwood Trails Subdivision, recorded at Book 6481, Page 1, Durham County Registry (as amended, assigned and supplemented from time to time).
3. Matters as shown on a recorded plat and as would be revealed by a current and accurate survey of the Property.
4. Zoning, subdivision and land use regulations or ordinances affecting the Property.

[Signature page follows]

[The remainder of this page has been intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 16th day of December, 2016, and delivered as of the date indicated on the first page of this Deed.

GK BRIGHTWOOD LLLP,
a Delaware limited liability limited partnership, successor to RJ Brightwood LLC, a Delaware limited liability company, by statutory conversion

By: GK GP LLC,
a Florida limited liability company,
its General Partner

By: [Signature]
Name: James P. Harvey
Title: Vice President

HILLSBOROUGH County, STATE OF FLORIDA

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James P. Harvey.

Date: 12-16-16

My Commission Expires:
01-27-20

[Signature]
Notary Public
Print Name: BRYON T. LOPRESTE

[Affix Notary Stamp or Seal below]

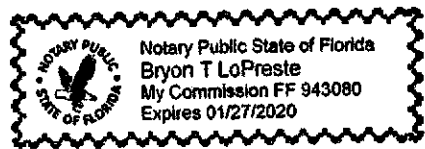


Exhibit A

BEING ALL of those certain tracts or parcels of land identified as Lots 148-150, 166-169, 173 and 174, inclusive, as shown on that certain plat of survey recorded in Plat Book 196, Pages 301-302, Durham County Registry, which plat is referenced for a more particular description.

AND BEING ALL of those certain tracts or parcels of land identified as Lots 134-136, 151-162, 171, 175-178, inclusive, as shown on that certain plat of survey recorded in Plat Book 182, Pages 318-338, Durham County Registry, which plat is referenced for a more particular description.

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Exhibit B

<u>Lot #</u>	<u>Parcel ID</u>	<u>Plat Book</u>	<u>Plat Page</u>
134	210807	182	324
135	210808	182	324
136	210809	182	324
148	210824	196	302
149	210825	196	302
150	210826	196	302
151	210827	182	326
152	210828	182	326
153	210829	182	326
154	210830	182	326
155	210831	182	326
156	210832	182	326
157	210833	182	326
158	210848	182	328
159	210849	182	328
160	210850	182	328
161	210851	182	328
162	210852	182	328
166	210856	196	302
167	210857	196	302
168	210858	196	302
169	210859	196	302
171	210861	182	328
173	210863	196	302
174	210834	196	302
175	210835	182	326
176	210836	182	326
177	210837	182	326
178	210838	182	326