

ER
NA

BML



20160527000107590 DEED
Bk:RB6129 Pg:76
05/27/2016 08:48:06 AM 1/5

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$8570.00 MB

Prepared by:

Moore & Van Allen PLLC
100 N. Tryon Street, 47th Floor
Charlotte, North Carolina 28202
Attn: Luis M. Lluberas, Esq.

Submitted electronically by Stewart Title Guaranty - Commercial Services in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

After recording return to Grantee

Tax Parcel Number: 9874-41-6247 LKB

STATE OF NORTH CAROLINA

Excise Stamps: \$8,570.00

COUNTY OF ORANGE

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS NORTH CAROLINA SPECIAL WARRANTY DEED is made as of the 26th day of May, 2016 by and between **TKC CLXIII, LLC**, a North Carolina limited liability company, having an address of 5935 Carnegie Boulevard, Suite 200, Charlotte, North Carolina 28209 ("**Grantor**"), and **GWC DISTRICT RESIDENTIAL NC SPE, LLC**, a North Carolina limited liability company, having an address of 1112 16th Street, N.W., Ste. 900, Washington, DC 20036 ("**Grantee**"). 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 Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple all that certain lot or parcel of land situated in **Orange County, North Carolina** and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference (the "**Property**").



20160527000107590
RB6129 77 2/5

The Property was acquired by Grantor by instrument recorded in Book 5730 at Page 192 of the Orange County Public Registry.

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

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

AND GRANTOR covenants with Grantee that Grantor has done nothing to impair such title to the Property as Grantor received, and Grantor will warrant and defend the title to the Property 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:

See Exhibit B attached hereto and incorporated herein by reference

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A



LEGAL DESCRIPTION

All of Lot 8 as per plat of survey entitled "Survey for S.D. Puckett and Associates, Inc." by Stephen D. Puckett, RLS, dated October 29, 1996 and said plat being recorded in Plat Book 77, Page 64 of the Orange County Registry, to which plat reference is hereby made for a more particular description of same.

EXHIBIT B



PERMITTED EXCEPTIONS

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
2. Declaration of Amended and Restated Covenants, Conditions and Restrictions recorded in Book 1405, Page 171 and amended in Book 1568, Page 71 and Book 4284, Page 404, Orange County Registry.
3. Easements, setback lines and other matters shown or noted on plat recorded in Plat Book 77, Page 64, Orange County Registry.
4. Special Use Permit #2013-02 recorded in Book 5697, Page 307, Orange County Registry.
5. Bylaws of Cornerstone Park Property Owners Association, Inc. recorded in Book 4585, Page 230, Orange County Registry.
6. Lease dated December 2, 2013 by and between TKC CLXIII, LLC, as landlord, and Tractor Supply Company, as tenant, as evidenced by that certain Memorandum of Lease recorded in Book 5730, Page 194, Orange County Registry;
7. Power lines and poles, storm drain pipes and encroachment of chain link and wood fence over most southern line of property as shown on that certain ALTA/ACSM Land Title Survey prepared for Seller by R.B. Pharr & Associates, P.A. dated March 13, 2013, last revised October 29, 2013, File No. W-4064A and Job No. 80225.
8. Bio-Retention Basin, Dry Detention Basin and Grassed Swale BMP (Best Management Practice) Operation and Maintenance Agreement recorded in Book 5818, Page 519, Orange County Registry.
9. Stormwater Control Structure Access and Maintenance Easement and Agreement recorded in Book 5818, Page 527, Orange County Registry.
10. Deed of Easement in favor of the Town of Hillsborough recorded in Book 5818, Page 531, Orange County Registry.