

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 SEP 29 10:37:53 AM
BK:7795 PG:359-363
DEED
FEE:\$26.00
EXCISE TAX:\$69,200.00
INSTRUMENT # 2015032536
SCEARNEL



2015032536

Prepared by: Nelson Mullins Riley & Scarborough LLP
201 17th Street NW
Atlanta, Georgia 30363
(Reviewed by North Carolina counsel)

Return after recording to: First American Title Insurance Company
633 Third Avenue
New York, NY 10017
Attn: Phillip Salomon
744825

WYATT EARLY
PO DRAWER 2086
HIGH POINTS NC 27261

Tax Parcel No.: 0728-0494-0147

STATE OF NORTH CAROLINA

Excise Tax: \$69,200.00

COUNTY OF DURHAM

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of the 11 day of September, 2015, by and between **EAST TBR HAMPTONS OWNER, LLC**, a Delaware limited liability company, Grantor, and **SEAFORTH NC PARTNERS, LLC**, a Delaware limited liability company, Grantee, having a mailing address of c/o Cortland Partners, LLC, 3424 Peachtree Road, Suite 300, Atlanta, Georgia 30326; the designations "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 and convey unto the Grantee in fee simple all those certain lots or parcels of land situated in Durham 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 6865 at Page 218 of the Durham County Public Registry.

The above described property does does not 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 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.

See Exhibit B attached hereto and incorporated herein by reference.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed the day and year first above written.

EAST TBR HAMPTONS OWNER, LLC,
a Delaware limited liability company

By: TriBridge Co-Invest 6, LLC
a Georgia limited liability company,
its Manager

By: JLC Southeast Investments, LLC
a Georgia limited liability company,
its Manager

By: [Signature]
Name: Jim Schroder
Title: Authorized Signatory

STATE OF GEORGIA

COUNTY OF FULTON

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein: Jim Schroder as the VP of JLC Southeast Investments, LLC, the manager of TriBridge Co-Invest 6, LLC, the manager of EAST TBR HAMPTONS OWNER, LLC.

Date: September 4, 2015.

[Signature]
Official Signature of Notary

Ellen DiVergilio
Notary's printed or typed name

My commission expires: 5-4-19



EXHIBIT A
Legal Description

Commencing from NCGS Monument "WestPark" and having NC Grid (NAD 83) coordinates of N 784,865.1887 (Feet) E 2,032,713.320 (Feet), Thence S 87 Degrees, 58 Minutes 16 Seconds W, 2816.27 (Feet) to new iron pipe set, said point being the Point of Beginning, Thence with the center of an existing 40 (Feet) wide Sanitary Sewer Easement the following bearing and distances, S 40 Degrees 1 Minute 5 Seconds W (104.59) Feet, S 38 Degrees 7 Minutes 29 Seconds W 316.97 (Feet), S 1 Degree 16 Minutes 57 Seconds E 304.27 (Feet), S 0 Degrees 15 Minutes 36 Seconds W 302.67 (Feet), S 48 Degrees 30 Minutes 47 Seconds W 436.92 (Feet), S 2 Degrees 24 Minutes 56 Seconds W 8.25 (feet) to a new iron pipe set at the Northern right of way line of NC HWY 54, thence leaving said Sanitary Sewer Easement and proceeding along said right of way line N 89 Degrees 2 Minutes 30 Seconds W 874.73 (Feet) to a new iron pipe set at the intersection of the Northern right of way line of NC HWY 54 and the Western right of way line of Kristen Marie Lane, Thence along the western right of way line of Kristen Marie Lane N 0 Degrees 3 Minutes 18 Seconds E 1308.65 (Feet) to a existing concrete monument, Thence leaving said right of way line S 86 Degrees 29 Minutes 48 Seconds E 1461.24 (Feet) to the point and Place of Beginning, containing 35.172 acres more or less, also being all of Lot 4 in the subdivision know as final plat of " Marriott Addition, Section Two" recorded in Plat Book 121, Page 23, in the Durham County Registry and also know as the Revision of Final Plat of "Marriott Addition, Section Two" as recorded in Plat Book 123, Page 142, Durham County Registry.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2015, which are a lien, now due and payable but not yet delinquent, and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Plat Book 123, Page 142, Durham County Registry.
3. Easements and any other facts as shown on plat recorded in Plat Book 121, Page 23, Durham County Registry.
4. Easements and any other facts as shown on plat recorded in Plat Book 89, Page 6, Durham County Registry.
5. Easements and any other facts as shown on plat recorded in Plat Book 104, Page 17, Durham County Registry.
6. Easement(s) described in Deed to County of Durham recorded in Book 1178, Page 377, Durham County Registry.
7. Easement(s) described in Deed to County of Durham recorded in Book 979, Page 269, Durham County Registry.
8. Easement to Duke Power Company recorded in Book 177, Page 304, Durham County Registry.
9. Easement to Duke Power Company recorded in Book 147, Page 465, Durham County Registry.
10. Easement to Duke Power Company recorded in Book 264, Page 639, Durham County Registry.
11. Terms and provisions of Notice and Deed Restriction Regarding Condominium Conversion recorded in Book 6865, Page 224, Durham County Registry.