

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 May 15 03:47 PM NC Rev Stamp: \$ 8660.00
Book: 8424 Page: 692 Fee: \$ 26.00
Instrument Number: 2018016331
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 8660.00	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No. 108487

Mail after recording to: Grantee
This instrument was prepared by: Richard F. Prentis, Jr., Attorney

THIS DEED made this 11th day of May, 2018 by and between

GRANTOR

PRINCETON VILLAS, LLC, A N.C. Limited Liability Company

Mailing Address:
1000 East Cesar Chavez St., Austin, TX 78702

GRANTEE

D.T.I 1808 CHAPEL HILL RD, LLC, A N.C. Limited Liability Company

Mailing Address:
321 E. Chapel Hill St., Durham, NC 27701

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 "Stubbs Cole Breedlove Prentis & Biggs, 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 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 the City of Durham, City Township, Durham County, North Carolina, and more particularly described as follows:

BEING all of that tract or parcel of land described on Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7799, Page 515.

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

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.

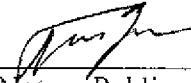
PRINCETON VILLAS, LLC, a North Carolina Limited Liability Company
By: ARE VENTURES, LLC, a Texas Limited Liability Company, Manager

By: Colin Brothers (SEAL)
Colin Brothers, Manager

STATE OF TEXAS Travis COUNTY

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: Colin Brothers, Manager of ARE Ventures, LLC, Manager of Princeton Villas, LLC, Grantor(s). Witness my hand and official stamp or seal, this the 11th day of May, 2018.

My Commission Expires: 4/30/2022



Notary Public

Print Notary Name: Matthew Taylor

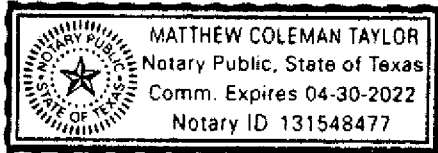


EXHIBIT A
LEGAL DESCRIPTION

No. 1

BEGINNING at a stake on the western side of Chapel Hill Road South 32° 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° 0' West 90 feet to a stake; thence North 58° 0' West 121.39 feet to a stake; thence South 32° 0' West 75 feet to a stake; thence North 53° 0' West 250 feet to a stake; thence North 25° 0' East 167.96 feet to a stake; thence South 58° 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° 31' West 200 feet from the northwest side of Chapel Hill Road, at S.F. Ray's northwest corner, and running thence South 33° 25' West 130.10 feet to a stake; thence North 56° 47' West 163.15 feet to a stake; thence North 25° 0' East 131.77 feet to a stake; thence South 56° 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.