

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 AUG 01 12:25:40  
 BK: 7988 PG: 822-828  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$46,000.00  
 INSTRUMENT # 2016025813  
 SMMARSH



2016025813

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$46,000

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
 By: \_\_\_\_\_

★ Mail/Box to: C. First American Title Insurance Company, 201 S. College St., Suite 1440, Charlotte, NC 28244

This instrument was prepared by: Isaacson Isaacson Sheridan Fountain & Leftwich, LLP (without title examination)  
 Brief description for the Index: \_\_\_\_\_

THIS DEED made this 1<sup>st</sup> day of August, 2016, by and between 782822

**GRANTOR**

**DURHAM APARTMENTS, LLC**  
 a North Carolina limited liability company, as to an undivided forty eight and six million four hundred eighty six thousand four hundred and eighty six ten millionths percent (48.6486486%) interest  
 826 North Elm Street, Suite 200  
 Greensboro, NC 27401

**FRANKLIN FAMILY LIMITED PARTNERSHIP**  
 a North Carolina limited partnership, as to an undivided thirty and six million seven hundred fifty six thousand seven hundred and fifty seven ten millionths percent (30.6756757%)  
 1312 Batchelor Road  
 Apex, NC 27502

**DURHAM ARC, LLC**  
 a New Jersey limited liability company, as to an undivided twenty and six million seven hundred fifty six thousand seven hundred and fifty seven ten millionths percent (20.6756757%)  
 1401 Broad St.  
 Clifton, NJ 07013

**GRANTEE**

**GINKGO CROASDAILE LLC**  
 a North Carolina limited liability company  
 Mailing Address: 1023 W Morehead Street, Suite 301  
 Charlotte, NC 28208

Property Address: 2726 Croasdaile Drive  
 Durham, NC 27705

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, parcel of land situated in the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A INCOPORATED HEREIN BY THIS REFERENCE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5403, page 933 and Book 7984, page 433.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a 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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Taxes and assessments for the year 2016, not yet due and payable, and all subsequent years.
2. Easements and any other facts shown on plat recorded in Plat Book 51, Page 85, Durham County Registry.
3. Easements and any other facts as shown on plat recorded in Plat Book 72, Page 27, Durham County Registry.
4. Easement to Duke Power Company, its successors and assigns recorded in Book 177, Page 6, Durham County Registry.
5. General Permit to Southern Bell Telephone and Telegraph Company recorded in Book 138, Page 529, Durham County Registry.
6. Easement to Duke Power Company, its successors and assigns recorded in Book 955, Page 895, Durham County Registry.
7. Easement to Duke Power Company, its successors and assigns recorded in Book 312, Page 488, Durham County Registry.
8. Easement to Southern Bell Telephone and Telegraph Company recorded in Book 143, Page 130, Durham County Registry.
9. Easement to Duke Power Company, its successors and assigns recorded in Book 1007, Page 752, Durham County Registry.
10. CATV Installation and Service Agreement recorded in Book 1035, Page 917, Durham County Registry.
11. CATV Installation and Service Agreement recorded in Book 1055, Page 683, Durham County Registry.
12. Right of Way Deed to Duke Power Company recorded in Book 1387, Page 349, Durham County Registry.
13. Temporary Agreement to Department of Transportation recorded in Book 3476, Page 444, Durham County Registry.
14. Easement and Memorandum of Agreement to Time Warner Entertainment- Advance/Newhouse Partnership recorded in Book 7744, Page 604, Durham County Registry .
15. Rights of parties in possession as tenants only, under unrecorded leases or rental agreements.
16. Matters set forth on that certain Survey of the property prepared by Jonathan F. Murphy, Professional Land Surveyor, dated 4-4-16, last revised on ---.

[SIGNATURES BEGIN NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

DURHAM APARTMENTS, LLC, a North Carolina limited liability company, as to an undivided forty eight and six million four hundred eighty six thousand four hundred and eighty six ten millionths percent (48.6486786%) interest

By: *Joseph M. Brantley, III*  
Print/Type Name & Title: Joseph M. Brantley, III, Managing Member

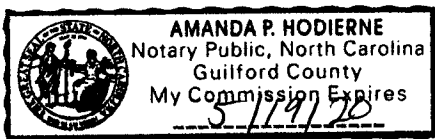
State of North Carolina  
County of Guilford

I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that Joseph M. Brantley, III, Managing member of Durham Apartments, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27<sup>th</sup> day of July, 2016.

My Commission Expires: 5-19-20  
(Affix Seal)

*Amanda P. Hodierne*  
Amanda P. Hodierne Notary Public  
Notary's Printed or Typed Name



IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

FRANKLIN FAMILY LIMITED PARTNERSHIP  
a North Carolina limited partnership, as to an undivided thirty and six million seven hundred fifty six thousand seven hundred and fifty seven ten millionths percent (30.6756757%)

By: *E. Ruffin Franklin*  
Print/Type Name & Title: E. Ruffin Franklin, Managing Partner

State of NORTH CAROLINA  
County of WAKE

I, the undersigned Notary Public of the County or City of WAKE and State aforesaid, certify that E. Ruffin Franklin personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27<sup>th</sup> day of JULY, 2016

My Commission Expires: 5/27/2018

*Todd Lee McCroskey*  
Todd Lee McCroskey Notary Public  
Notary's Printed or Typed Name

(Affix Seal)  
**TODD LEE MCCROSKEY**  
NOTARY PUBLIC  
Wake County  
North Carolina  
My Commission Expires May 27, 2018

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

DURHAM ARC, LLC

a New Jersey limited liability company, as to an undivided twenty and six million seven hundred fifty six thousand seven hundred and fifty seven ten millionths percent (20.6756757%)

By: \_\_\_\_\_

Print/Type Name & Title: Robert J. Ambrosi, Managing Member

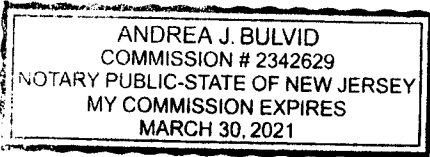
State of New Jersey  
County of Passaic

I, the undersigned Notary Public of the County or City of Passaic and State aforesaid, certify that Robert J. Ambrosi, Managing Member of Durham ARC, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27 day of July, 2016.

My Commission Expires: March 30, 2021  
(Affix Seal)

Andrea S. Bulvid  
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name



## EXHIBIT A

## Tract 1:

“A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DURHAM, CITY OF DURHAM, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SET, SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTH (y) = 253,125.352 METERS, EAST (x) = 615,115.178 METERS, SAID POINT BEING LOCATED N63°53'56"E, 4,984.80 FEET FROM NCGS MONUMENT "GUESS"; THENCE WITH THE LINE OF THE SOUTHERLY RIGHT OF WAY OF MEDFORD ROAD (A 50' PUBLIC RIGHT OF WAY) ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A DELTA ANGLE OF 02°02'52", A RADIUS OF 5,040.48' AND AN ARC LENGTH OF 180.14' SUBTENDED BY A CHORD BEARING S69°19'20"E, FOR A DISTANCE OF 180.13' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID THE SOUTHERLY RIGHT OF WAY OF MEDFORD ROAD ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 89°17'44", A RADIUS OF 20.00' AND AN ARC LENGTH OF 31.17' SUBTENDED BY A CHORD BEARING S25°57'37"E, FOR A DISTANCE OF 28.11' TO AN IRON PIPE SET; THENCE WITH THE LINE OF WESTERLY RIGHT OF WAY OF FRONT STREET (A 60' PUBLIC RIGHT OF WAY) S18°41'15"W, FOR A DISTANCE OF 224.64' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID WESTERLY RIGHT OF WAY OF FRONT STREET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A DELTA ANGLE OF 68°11'42", A RADIUS OF 202.80' AND AN ARC LENGTH OF 241.38' SUBTENDED BY A CHORD BEARING S15°24'39"E, FOR A DISTANCE OF 227.38' TO AN IRON PIPE SET; THENCE WITH THE LINE OF SUSAN F. BEISCHER S01°32'19"W, FOR A DISTANCE OF 679.94' TO AN IRON PIPE SET; THENCE WITH THE LINE OF NORTHERLY RIGHT OF WAY OF CROASDAILE DRIVE ( A VARIABLE WIDTH PUBLIC RIGHT OF WAY) S58°14'02"W, FOR A DISTANCE OF 140.37' TO A NCDOT RIGHT OF WAY MON; THENCE CONTINUING WITH SAID NORTHERLY RIGHT OF WAY OF CROASDAILE DRIVE S59°51'18"W, FOR A DISTANCE OF 200.37' TO A NCDOT RIGHT OF WAY MON; THENCE CONTINUING WITH SAID NORTHERLY RIGHT OF WAY OF CROASDAILE DRIVE S61°31'51"W, FOR A DISTANCE OF 200.04' TO A NCDOT RIGHT OF WAY MON; THENCE CONTINUING WITH SAID NORTHERLY RIGHT OF WAY OF CROASDAILE DRIVE S62°11'21"W, FOR A DISTANCE OF 174.68' TO A NCDOT RIGHT OF WAY MON; THENCE WITH THE LINE OF (NOW OR FORMERLY) VISTA HEALTH PLAN, INC. (SEE DEED BOOK 3832/810 AND PLAT BOOK 96-130) N28°00'33"W, FOR A DISTANCE OF 400.31' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF (NOW OR FORMERLY) CROASDAILE COUNTRY CLUB, INC. (SEE DEED BOOK 1142-274 AND PLAT BOOK 54-1) N62°06'04"E, FOR A DISTANCE OF 306.99' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID CROASDAILE COUNTRY CLUB, INC. N07°24'09"E, FOR A DISTANCE OF 701.36' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID CROASDAILE COUNTRY CLUB, INC. N44°42'18"E, FOR A DISTANCE OF 325.74' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID CROASDAILE COUNTRY CLUB, INC. N28°23'47"E, FOR A DISTANCE OF 145.35' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 682,890 SQUARE FEET OR 15.677 ACRES, MORE OR LESS ACCORDING TO SURVEY PREPARED BY JONATHAN F. MURPHY PLS L-4382, DATED OCTOER 11, 2006, TO WHICH REFERENCE IS MADE FOR A MORE PERFECT AND COMPLETE DESCRIPTION.”

## Tract 2:

“A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DURHAM, CITY OF DURHAM, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIPE, SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTH (y) = 253,410.486 METERS, EAST (x) = 615,187.560 METERS, SAID POINT BEING LOCATED N56°25'41"E, 5657.47' FROM NCGS "GUESS"; THENCE WITH THE LINE OF EASTERLY RIGHT OF WAY OF FRONT STREET (60-FOOT RIGHT OF WAY) N13°18'33"W, FOR A DISTANCE OF 188.67' TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING WITH SAID EASTERLY RIGHT OF WAY OF FRONT STREET ALONG THE ARC OF CIRCULAR CURVE TO THE LEFT HAVING A DELTA ANGLE OF 16°25'29", A RADIUS OF 1,282.63' AND AN ARC LENGTH OF 367.69' SUBTENDED BY A CHORD BEARING

N21°39'19"W, FOR A DISTANCE OF 366.43' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID EASTERLY RIGHT OF WAY OF FRONT STREET N29°50'33"W, FOR A DISTANCE OF 248.98' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID EASTERLY RIGHT OF WAY OF FRONT STREET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 17°59'07", A RADIUS OF 664.65' AND AN ARC LENGTH OF 208.64' SUBTENDE BY A CHORD BEARING N20°50'59"W, FOR A DISTANCE OF 207.78' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID EASTERLY RIGHT OF WAY OF FRONT STREET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 81°42'33", A RADIUS OF 20.00' AND AN ARC LENGTH OF 28.52' SUBTENDE BY A CHORD BEARING N36°18'48"E, FOR A DISTANCE OF 26.17' TO A PK NAIL SET; THENCE WITH THE LINE OF SOUTHERLY RIGHT OF WAY OF CARVER STREET (70-FOOT RIGHT OF WAY) ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 04°14'21", A RADIUS OF 2,107.04' AND AN ARC LENGTH OF 155.90' SUBTENDE BY A CHORD BEARING N76°31'17"E, FOR A DISTANCE OF 155.86' TO AN IRON PIPE SET; THENCE CONTINUING WITH SAID SOUTHERLY RIGHT OF WAY OF CARVER STREET N78°57'05"E, FOR A DISTANCE OF 262.69' TO A CONCRETE MONUMENT FOUND; THENCE WITH THE LINE OF DURHAM COUNTY BOARD OF EDUCATION S01°59'27"W, FOR A DISTANCE OF 1042.35' TO A CONCRETE MONUMENT FOUND; THENCE WITH THE LINE OF CROASDAILE, INC. S88°21'42"W, FOR A DISTANCE OF 12.17' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 211,574 SQUARE FEET OR 4.857 ACRES, MORE OR LESS ACCORDING TO SURVEY PREPARED BY JONATHAN F. MURPHY PLS L-4382, DATED OCTOBER 11, 2006, TO WHICH REFERENCE IS MADE FOR A MORE PERFECT AND COMPLETE DESCRIPTION."