

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUN 08 10:32:45 AM
BK:7718 PG:666-671
DEED
FEE: \$26.00
EXCISE TAX: \$27,000.00
INSTRUMENT # 2015017639
SCEARNEL



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$27,000.00
Parcel Identification Number: 178693 and 178513

Return To:
Katrina Haynes
First National Financial Title Services, Inc.
3237 Satellite Blvd., Bldg. 300, Ste. 450
Duluth, GA 30096
678-475-2543

This instrument was prepared by:
Womble, Carlyle, Sandridge & Rice, LLP
Suite 3500, One Wells Fargo Center, 301 S. College Street, Charlotte NC 28202
Attn.: Bruce A. Buckley [No title opinion given or implied]

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Jr.

FIRST NATIONAL FINANCIAL TI
LE SERVICES
3237 SATELITE BLVD.
BLDG 300 STE. 450
DULUTH GA 30096

~~Mails for recording to:~~
Grantee at Grantee's address below

Brief Description for the index

Seven Oaks Apartments, Seven Oaks Road and Rippling Stream Road, Durham, NC

THIS DEED made this 4 day of JUNE, 2015, by and between

<p>GRANTOR</p> <p>VTT DURHAM II LLC, a North Carolina limited liability company</p> <p>Address: 100 Concord St., 3rd Floor Framingham, MA 01702</p>	<p>GRANTEE</p> <p>29SC SEVEN OAKS, LP, a Delaware limited partnership</p> <p>Address: 320 W. Ohio, 3W Chicago, Illinois 60654</p>
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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.

Per NCGS 105-317.2, the property does not include the primary residence of Grantor.

NOTE: THIS FORM CONTAINS REVISIONS WHICH ARE DIFFERENT FROM THE PROVISIONS OF THE OFFICIAL FORM PROMULGATED BY THE NORTH CAROLINA BAR ASSOCIATION AND SHOULD BE CAREFULLY REVIEWED PRIOR TO EXECUTION.
WCSR 34177647v1

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in Durham County, North Carolina as more particularly described as follows:

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

Together with all and every rights in and to alleys, rights, waters, privileges, appurtenances and advantages thereto belonging, or in any way appertaining to the Property and any buildings and improvements located on the Property.

The Property was acquired by Grantor by deed recorded in Book 6818 at Page 549 of the Durham County Registry.

A map showing the above described Property is recorded in Map Book 60 at Page 2 and Map Book 67 at Page 37 of the Durham County Registry.

TO HAVE AND TO HOLD the aforesaid Property, lots or parcels of land and all privileges and appurtenances thereto belonging to 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, other than the following exceptions and permitted encumbrances:

See Exhibit B attached hereto and incorporated herein by reference.

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

VTT DURHAM II LLC,

a North Carolina limited liability company

By: VTT Management Inc. (a North Carolina corporation),
its Manager

By: 

Name: Vaios Theodorakos

Title: President

STATE OF Massachusetts
COUNTY OF Worcester

I, Richard A. Downs, a Notary Public of aforesaid County and State, do hereby certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated therein:

Vaios Theodorakos, as _____ President of VTT Management Inc., a North Carolina corporation, which is the Manager of **VTT DURHAM II LLC**, a North Carolina limited liability company

Witness my hand and official seal, this the 1st day of June, 2015.

[NOTARIAL SEAL]

Richard A. Downs

NOTARY PUBLIC

Print or type name: Richard A. Downs

My Commission Expires: 4/29/22

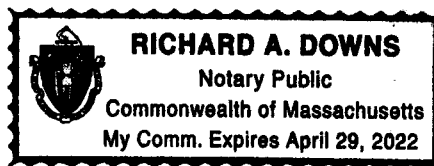


EXHIBIT "A" TO DEED

Lying and being in Durham County, North Carolina and being described as follows:

LEGAL DESCRIPTION OF PROPERTYTRACT 1:

Beginning at a point on the Northern right of way of Rippling Stream Road, said point being a common corner with J.R. Irvan Property and having N.C. Grid Coordinates of N=844,949.30' and E=2,027,496.41'(N.A.D. '83); thence runs with Irvan's property line N 43 degrees 06 minutes 32 seconds W, 341.76' to a point on the bank of the Eno River; thence runs with the river N 34 degrees 46 minutes 28 seconds E, 245.29' to a point; thence runs N 35 degrees 39 minutes 37 seconds E, 36.45' to a point; thence runs N 69 degrees 56 minutes 56 seconds E, 136.86' to a common corner with Lot 6 Old Farm #8 Subdivision; thence runs with Lot 6 S 50 degrees 57 minutes 12 seconds E, 185.25' to a point; thence runs S 44 degrees 26 minutes 46 seconds E, 18.49' to a point on the right of way of Rippling Stream Road; thence runs with the right of way along a curve to the left having a radius of 330.45' and arc length of 233.35' and a chord bearing and distance of S 38 degrees 23 minutes 07 seconds W, 228.53 to a point; thence runs S 18 degrees 00 minutes 03 seconds W, 207.30' to a point; thence runs with a curve to the right having a radius of 385.40' and an arc length of 22.46' and a chord bearing and distance of S 18 degrees 11 minutes 16 seconds W, 22.46 to the point and place of beginning and being all of Tract 1, Carriage House Apartments as described in D.B. 2897, page 601 D.C.R. Said described tract contains 2.587 acres.

TRACT 2:

Beginning at a common corner with Tract 2 and Lot 1 Old Farm Subdivision on the Eastern right of way of Seven Oaks Road, said point having N. C. Grid Coordinates of N=843,386.66' and E=2,028,496.48'(N.A.D.'83); thence runs with the right of way of Seven Oaks Road with a curve to the right having a radius of 254.83', an arc length of 54.53' and a chord bearing and distance of N 43 degrees 20 minutes 44 seconds W 54.43' to a point; thence runs N 37 degrees 03 minutes 25 seconds W, 90.60' to a point; thence runs with a curve to the left having a radius of 285.11', an arc length of 324.47' and a chord bearing and distance of N 69 degrees 38 minutes 17 seconds W, 307.24 to a point; thence runs S 77 degrees 42 minutes 22 seconds W, 157.06' to a point; thence runs with a curve to the right having a radius of 20.00', an arc length of 31.30' and a chord bearing and distance of N 57 degrees 33 minutes 07 seconds W, 28.20' to a point on the Eastern right of way of Old Farm Road; thence runs with said right of way N 12 degrees 14 minutes 43 seconds W, 1038.87' to a point; thence runs with a curve to the left having a radius of 354.07' an arc length of 270.05 and a chord bearing and distance of N 34 degrees 06 minutes 53 seconds W, 263.55' to a point; thence runs N 55 degrees 57 minutes 40 seconds W, 46.20' to a point; thence runs with a curve to the right having a radius of 20.00', an arc length of 29.48' and a chord bearing and distance of N 13 degrees 42 minutes 57 seconds W, 26.88' to a point on the Southern right of way of Rippling Stream Road; thence runs with a curve to the left having a radius of 485.79', an arc length of 86.78' and a chord bearing and distance of N 23 degrees 03 minutes 51 seconds E, 86.67' to a point; thence runs N 18 degrees 00 minutes 03 seconds E, 207.32' to a point; thence runs with a curve to the right having a radius of 270.45', an arc length of 202.21' and a chord bearing and distance of N 39 degrees 25 minutes 53 seconds E, 197.54' to a point on the right of way of Rippling Stream Road and the Northwest corner of Lot 27 of Old Farm #4 Subdivision; thence runs S 41 degrees 59 minutes 04 seconds E, 159.98' to a point; thence runs S 84 degrees 50 minutes 51 seconds E, 582.97', a common corner with Lots 19,20,21 Old Farm Subdivision; thence runs S 23 degrees 53 minutes 56 seconds W, 529.77'; thence runs S 12 degrees 21 minutes 11 seconds E, 479.74' to a point; thence runs S 36 degrees 42 minutes 00 seconds E, 280.00' to a point; thence runs S 28 degrees 47 minutes 30 seconds E, 264.23' to a point; thence runs S 26 degrees 54 minutes 01 seconds W, 156.39' to the point and place of beginning and being all of Tract 2, Carriage House Apartments as described in D.B. 2897, page 601 D.C.R. Said described tract contains 19.916 acres.

EASEMENT TRACT:

TOGETHER WITH a ten-foot drainage easement as provided for in the Declaration of Restrictions and Dedication of Streets recorded in Book 338, Page 254, Book 342, Page 116, and Book 355, Page 26, Durham County Registry and as shown on Plat Book 58, Page 89, Plat Book 59, Page 65, and Plat Book 63, Page 22, Durham County Registry.

EXHIBIT "B" TO DEED

PERMITTED ENCUMBRANCES

1. Taxes for the year 2015, and all subsequent years.
2. Rights of tenants, as tenants only, under unrecorded residential leases(s) or rental agreement(s)
3. Easement in favor of Duke Power Company recorded in Book 359, Page 661 and Book 177, Page 259, Durham County Registry.
4. Easement Agreement and Agreement not to Build in favor of IRT Property Company, a Georgia corporation, recorded in Book 1952, Page 66, Durham County Registry.
5. 25' storm drainage and sanitary sewer easement recorded in Plat Book 60, Page 2, Durham County Registry.
6. Easements, Rights of Way, Boundary lines and Improvements as shown on plat recorded in Plat Book 58, Page 89, Plat Book 59, Page 65 and Plat Book 63, Page 22, Durham County Registry.
7. Declaration of Restrictions and Dedication of Streets recorded in Book 338, Page 254; Book 342, Page 116 and Book 355, Page 26, Durham County Registry.
8. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (North Carolina) from VTT Durham II LLC, a limited liability company to First American Title Insurance Company, as Trustee for the benefit of Wells Fargo Bank, National Association, a national banking association, dated August 16, 2013, recorded August 16, 2013, in Book 7341, Page 156, Durham County Registry; as assigned by that Assignment of Security Instrument (Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing) recorded August 16, 2013, in Book 7341, Page 18, Durham County Registry.
9. UCC Financing Statement naming VTT Durham II LLC, as Debtor and Fannie Mae and Wells Fargo Bank, National Association, as Secured Party, filed August 16, 2013 in Book 7341, Page 179, Durham County Registry.
10. Matters that would be shown by a current and accurate survey and inspection of the Property.
11. Rights of way of any streets on or adjoining the Property.