

WAKE COUNTY, NC 77
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/29/2018 12:43:48
STATE OF NC REAL ESTATE
EXCISE TAX: \$110,000.00
BOOK:017304 PAGE:01160 - 01166

ENV

FILED 2 of 7

When Recorded Return To:
Heather Townsend
National Commercial Services
First American Title Insurance Company
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 925641

Excise Tax \$110,000.00

Recording Time, Book and Page

Parcel Identifier No. 0744311821, Verified by Wake County on the _____ day of _____, 2018 by: _____

Mail after recording to: Kilpatrick Townsend & Stockton LLP (JCL)
4908 Six Forks Road, Suite 1400
Raleigh, NC 27609

This instrument was prepared by: Kilpatrick Townsend & Stockton LLP (JCL)

Brief description for the Index: Cornerstone Apartments, 100 Terrastone Place, Cary, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED to be effective as of this 20 day of November, 2018, by and between

GRANTOR	GRANTEE
WOP CORNERSTONE, LLC a Delaware limited liability company	HUDSON CAPITAL CARY II, LLC, a Delaware limited liability company
Address: 5150 E. Dublin-Granville Road, Suite 1 Westerville, Ohio 43081	Address: The Atrium at Glenpointe 400 Frank W. Burr Blvd, Suite 8 Teaneck, NJ 07666
Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.	

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 or parcel of land, all improvements and structures and bushes, trees and shrubs located thereon, situated in the Town of Cary, Wake County, North Carolina, and more particularly described as follows:

SEE *Exhibit A* attached hereto and incorporated herein by reference (herein called the “**Property**”)

The Property herein described was acquired by Grantor by instrument recorded in Book 15878 at Page 2425, Wake County Register of Deeds.

The Property does not contain Grantor’s primary residence.

TO HAVE AND TO HOLD the aforesaid Property and appurtenances thereto belonging to the 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, except for the exceptions stated on *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.

GRANTOR:

WOP CORNERSTONE, LLC, a Delaware limited liability company

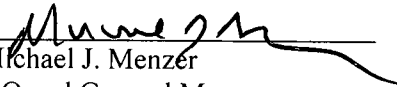
By: White Oak Real Estate 2014-1, LP, a Delaware limited partnership, its Sole Member

By: White Oak Real Estate Manager 2014-1, LLC, a Delaware limited liability company, its General Partner

By: WOP GP Holdings, LLC, an Ohio limited liability company, its Sole Member


By: White Oak Partners Investment Advisor, LLC, an Ohio limited liability company, its Sole Member

By: White Oak Partners, LLC, an Ohio limited liability company, its Sole Member

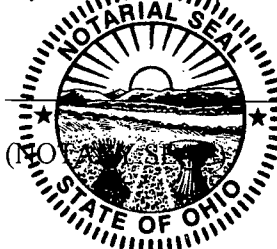
By: 
Name: Michael J. Menzer
Title: CEO and General Manager

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

The foregoing Special Warranty Deed was acknowledged before me this 16 day of November, 2018 by Michael J. Menzer, the CEO and General Manager of White Oak Partners, LLC, an Ohio limited liability company, the Sole Member of White Oak Partners Investment Advisor, LLC, an Ohio limited liability company, the sole member of WOP GP Holdings, LLC, an Ohio limited liability company, the sole member of White Oak Real Estate Manager 2014-1, LLC, a Delaware limited liability company, the general partner of White Oak Real Estate 2014-1 LP, a Delaware limited partnership, the Sole Member of WOP Cornerstone, LLC, a Delaware limited liability company, on behalf of the limited liability company, the Grantor.


Notary Public

My Commission Expires:



JANELLE R. COURTRIGHT
Notary Public, State of Ohio
My Commission Expires 6-28-2023

EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTY

TRACT 3A AND TRACT 3C:

BEGINNING AT AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF HIGH HOUSE ROAD (SR 1615) (VARIABLE WIDTH R/W), SAID IRON PIPE BEING SOUTH 25°03'30" EAST 9,464.76 FEET FROM NCGS SURVEY MONUMENT "FOSTER", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83) OF NORTH =750,893.50, EAST =2,039,643.97, THENCE FROM BEGINNING POINT LEAVING SAID RIGHT OF WAY SOUTH 12°47'36" EAST 188.42 FEET TO AN IRON PIPE SET, THENCE NORTH 82°18'00" EAST 176.06 FEET TO AN IRON PIPE FOUND, THENCE SOUTH 13°09'54" EAST 165.80 FEET TO AN IRON PIPE FOUND, THENCE SOUTH 22°29'45" EAST 221.75 FEET TO A POINT ON SANITARY SEWER MANHOLE, THENCE SOUTH 72°53'08" WEST 376.21 FEET TO A POINT ON SANITARY SEWER MANHOLE, THENCE SOUTH 55°26'54" WEST 550.31 FEET TO AN IRON PIPE FOUND, THENCE SOUTH 60°31'30" WEST 160.88 FEET TO AN IRON PIPE SET, THENCE SOUTH 69°33'58" WEST 22.62 FEET TO AN PIPE SET ON THE EASTERN RIGHT OF WAY OF DURHAM & SOUTHERN RY CO (CSX REAL PROPERTY, INC.) (VARIABLE WIDTH R/W), THENCE WITH SAID RAILROAD RIGHT OF WAY NORTH 39°24'32" WEST 1183.80 FEET TO AN IRON PIPE SET, SET ON THE SOUTHERN RIGHT OF WAY OF HIGH HOUSE ROAD (SR 1615) (VARIABLE WIDTH R/W), THENCE WITH SAID RIGHT OF WAY OF HIGH HOUSE ROAD AND LEAVING SAID RAILROAD RIGHT OF WAY NORTH 79°33'28" EAST 128.28 FEET TO AN IRON PIPE SET, THENCE NORTH 81°19'57" EAST 296.27 FEET TO AN IRON PIPE SET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,830.52 FEET, AN ARC LENGTH OF 15.23 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84°48'16" EAST 15.23 FEET TO AN IRON PIPE SET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,863.67 FEET, AN ARC LENGTH OF 66.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 85°59'06" EAST 66.76 FEET TO AN IRON PIPE FOUND, THENCE NORTH 87°00'41" EAST 793.97 FEET TO AN IRON PIPE SET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,909.79 FEET, AN ARC LENGTH OF 93.31 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 86°05'34" EAST 93.31 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1,009,176 SQ. FT. OR 23.491 ACRES MORE OR LESS ACCORDING TO THE SURVEY BY WITHERS & RAVENEL ENTITLED "ALTA/ACSM LAND TITLE SURVEY CORNERSTONE APARTMENTS", DATED JANUARY 17, 2012, PLATTED JANUARY 18, 2012 AND LAST REVISED FEBRUARY 21, 2012.

TRACT 3B:

BEGINNING AT AN IRON PIPE FOUND ON THE SOUTHERN RIGHT OF WAY OF DURHAM & SOUTHERN RY CO (CSX REAL PROPERTY, INC.) (VARIABLE WIDTH R/W), SAID IRON PIPE BEING SOUTH 17°57'22" EAST 9,828.55 FEET FROM NCGS SURVEY MONUMENT "FOSTER", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83) OF NORTH=750,893.50, EAST=2,039,643.97, THENCE FROM

BEGINNING POINT WITH SAID RAILROAD RIGHT OF WAY FROM SAID BEGINNING POINT SOUTH 39°24'32" EAST 477.23 FEET TO AN IRON PIPE FOUND, THENCE LEAVING SAID RAILROAD RIGHT OF WAY NORTH 89°38'44" WEST 296.11 FEET TO AN IRON PIPE FOUND ON THE EASTERN RIGHT OF WAY OF JENKS CARPENTER ROAD (SR 3011) (VARIABLE WIDTH R/W), THENCE WITH SAID RIGHT OF WAY NORTH 00°37'33" EAST 110.37 FEET TO AN IRON PIPE FOUND, THENCE NORTH 04°47'14" WEST 145.10 FEET TO AN IRON PIPE FOUND, THENCE NORTH 02°03'54" EAST 112.00 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 54,681 SQ. FT. OR 1.255 ACRES MORE OR LESS ACCORDING TO THE SURVEY BY WITHERS & RAVENEL ENTITLED "ALTA/ACSM LAND TITLE SURVEY CORNERSTONE APARTMENTS", DATED JANUARY 17, 2012, PLATTED JANUARY 18, 2012 AND LAST REVISED FEBRUARY 21, 2012.

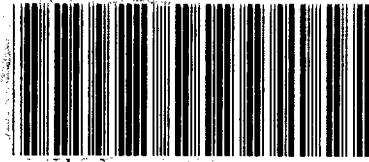
EASEMENT TRACT:

TOGETHER WITH ANY INTEREST IN REAL ESTATE CONTAINED OR CONVEYED IN INSTRUMENT(S) FILED FOR RECORD IN BOOK 5608, PAGE 90; AS AMENDED IN BOOK 5926, PAGE 537; AS SUPPLEMENTED IN BOOK 6412, PAGE 601; APPROVAL OF PLANS AND SPECIFICATIONS AND NOTICE OF COMPLIANCE WITH DECLARATION RECORDED IN BOOK 6412 PAGE 617, WAKE COUNTY REGISTRY.

EXHIBIT "B"**PERMITTED EXCEPTIONS**

All recording references to records in the office of Wake County Registry unless otherwise specified.

1. Taxes for the year 2018 due and payable, and all subsequent years, a lien not yet due and payable.
2. Easements and any other facts as shown on plat recorded in Book of Maps 1995, Page 80; Book of Maps 1997, Page 1097; and Book of Maps 1994, Page 1224, Wake County Registry.
3. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Covenants, Conditions, Restrictions and Easements for Cornerstone and Amendments, recorded in Book 5608, Page 90, as amended in Book 5926, Page 537; as supplemented in Book 6412, Page 601; and approval of plans and specifications and notice of compliance with Declaration in Book 6412, Page 617, Wake County Registry.
4. Easement to Carolina Power & Light Company, its successors and assigns recorded in Book 2841, Page 855, Wake County Registry.
5. Easement to Carolina Power & Light Company, its successors and assigns recorded in Book 936, Page 69; and Book 1452, Page 348, Wake County Registry.
6. Easement to American Telephone and Telegraph Company recorded in Book 555, Page 75, Wake County Registry.
7. Easement to Progress Energy Carolinas, Inc., a North Carolina public service corporation recorded in Book 11244, Page 1486; and Book 11354, Page 1916, Wake County Registry.
8. Easement and Memorandum of Agreement to Time Warner Cable Southeast LLC d/b/a Time Warner Cable recorded in Book 15279, Page 578, Wake County Registry.
9. Prohibition against Condominium Conversion Agreement by and between Cornerstone SCG/TBR LLC, a Delaware limited liability company and WOP Cornerstone, LLC, a Delaware limited liability company, recorded in Book 15878, Page 2490, Wake County Registry.
10. Rights of tenants in possession, as tenants only, under prior unrecorded residential leases.
11. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by WOP Cornerstone, LLC on September 28, 2018, designated WithersRavenel, by Michael F. Dickerson, NC License Number 3639:
 - a) Reinforced Drainage Pipes located throughout the Land;
 - b) Rights of any railroad, its successors and/or assign, in and to the railroad track or spurs, including appurtenances and easements, located within the boundaries of the Land.
 - c) Encroachment of concrete curb and gutters into waterline easement as more particularly described in Deed Book 1997, Page 1097, aforesaid records.
 - d) Encroachment of concrete curb and gutters and 1-story Garage building (991 Terrastone Place) into 20' sanitary sewer easement and as more particularly described in Deed Book 1997, Page 1097, aforesaid records.



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

 7 # of Pages