

WAKE COUNTY, NC 19
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/21/2018 09:39:56
STATE OF NC REAL ESTATE
EXCISE TAX: \$89,100.00
BOOK:017298 PAGE:02685 - 02691

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$89,100.00

Parcel Identifier No. 0765498113

Verified by _____ County on the _____ day of _____, 2018

By: _____

Mail after recording to:

William S. Gee
Saul Ewing Arnstein & Lehr LLP
P.O. Box 1266
Wilmington, Delaware 19899-1266
Courier: 1201 North Market Street
Suite 2300
Wilmington, Delaware 19801

This instrument was prepared by:

Michelle H. Lord
Fairfield Residential Company, LLC
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

Brief Description for the Index: **Lofts at Weston Lakeside Apartments**

THIS DEED made this 20th day of November, 2018, by and between

GRANTOR

AERC LOFTS LAKESIDE, L.P., a North Carolina limited partnership

Mailing address:

c/o Fairfield Residential Company LLC
5510 Morehouse Drive
Suite 200
San Diego, California 92121
Attn: Gino A. Barra

GRANTEE

LOFTS AT WESTON LLC, a Delaware limited liability company

Mailing address:

c/o Stoltz Real Estate Partners
725 Conshohocken State Road
Bala Cynwyd, PA 19004
Attn: Michael J. Connolly

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 situated in the City of Cary, Wake County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE ("Property")

The Property hereinabove described was acquired by Grantor by instruments recorded in Book15508, Pages 1-6 of the Wake County Registry.

All or a portion of the Property herein conveyed includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid Property 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, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the exceptions described on Exhibit "B" attached hereto and made a part hereof.

[signature page to follow]

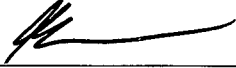
IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

GRANTOR:

AERC LOFTS LAKESIDE, L.P.,
a North Carolina limited partnership

By: AERC LOFTS LAKESIDE, LLC,
a Delaware limited liability company,
its General Partner

By: FFI BSREP II GP, LLC,
a Delaware limited liability company,
its Non-Member Manager

By: 

Gino A. Barra
Senior Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On November 12th, 2018, before me, Olga Buelna, Notary Public (name and title of officer), personally appeared Gino A. Barra (name of signer), who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Olga Buelna
Signature (Seal)

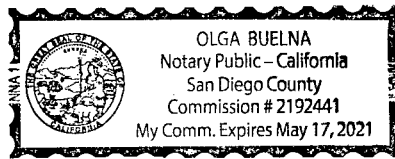


EXHIBIT A

Legal Description

Lying and being situate in Wake County, North Carolina, and being more particularly described as follows:

FEE TRACT

BEING all of that tract of land labeled "Lot 2, Original Area: 13.714 Acres, Newly Recombined Area: 528,500 sq. ft., 12.13 acres" as shown on that plat recorded in Book of Maps 2012, pages 507-511, Wake County Registry.

EASEMENT TRACTS

TOGETHER WITH easements contained or conveyed in that certain Signage Easement Agreement recorded in Book 12089, page 2520, Wake County Registry.

TOGETHER WITH easements contained or conveyed in that certain Declaration of Master Protective Covenants recorded in Book 3693, page 456, as supplemented by Supplemental Declaration recorded in Book 3895, page 827; Supplemental Declaration to the Declaration of Master Protective Covenants recorded in Book 8216, page 498, as re-recorded in Book 8242, page 1398, as amended by Amendment to Declaration recorded in Book 8308, page 404; Book 15967, page 1824; and Book 16238, page 153.

Exhibit B

Permitted Title Exceptions

1. Real Estate Taxes not yet due or payable.
2. Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Master Protective Covenants recorded in Book 3693, page 456, as supplemented by Supplemental Declaration recorded in Book 3895, page 827; Supplemental Declaration to the Declaration of Master Protective Covenants recorded in Book 8216, page 498, as re-recorded in Book 8242, page 1398; as amended by Amendment to Declaration recorded in Book 8308, page 404; Book 15967, page 1824; and Book 16238, page 153, and any related maps, plans, bylaws and other document(s) and amendment(s),
3. Matters disclosed by plat(s) recorded in Book of Maps 1982, Page 239; and Book of Maps 2012, Pages 507-511.
4. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land
5. Easement(s) to Carolina Power & Light Company recorded in Book 3539, page 918; Book 1042, page 108; and Book 1037, page 156
6. Easement(s) to BellSouth Telecommunications, Inc. recorded in Book 14655, page 1148 and Book 14655, page 2167.
7. Terms and conditions of the Signage Easement Agreement by and between Highwoods Realty Limited Partnership and Weston Lakeside, LLC recorded in Book 12089, page 2520
8. Stormwater Control Structure and Access Easement and Agreement (Corporate) recorded in Book 15211, page 1145
9. Utility and Pipeline Easement to the Town of Cary recorded in Book 8799, page 2340
10. Terms, provisions and conditions contained in Prohibition Against Condominium Conversion Agreement by and between Grantor and Grantee dated as of the date hereof and to be recorded concurrently herewith.
11. Rights of tenants in possession, as tenants only, under unrecorded leases.
12. Matters disclosed on any survey provided to or obtained by Grantee.



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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 AP