

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Nov 21 02:38 PM NC Rev Stamp: \$ 3000.00  
 Book: 8551 Page: 50 Fee: \$ 26.00  
 Instrument Number: 2018040552  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$3,000.00

Parcel Identifier No. 108326 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: W. Andrew Fletcher, Hervey & Hervey, PA

Brief description for the Index: Portion of Lots 8, 9, & 10, House Avenue, PB3-193

THIS DEED made this 15<sup>th</sup> day of November, 2018, by and between

GRANTOR	GRANTEE
<p><b>Princeton Villas, LLC,</b>                      a North Carolina limited liability company</p> <p>1000 East Cesar Chavez Street                      Austin, Texas 78702</p>	<p><b>2006 House Schmitt, LLC,</b>                      a North Carolina limited liability company</p> <p>95 River Street, Suite 301                      Hoboken, New Jersey 07030</p>

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 Durham County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A – LEGAL DESCRIPTION**

The property described above was acquired instrument recorded in Book 7799, Page 515, Durham County Registry and Book 7799, Page 528, Durham County Registry.

The property herein conveyed does not include the primary residence of a Grantor.

Submitted electronically by Hervey & Hervey, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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, but not otherwise, other than the following exceptions:

- 1) Ad Valorem taxes for the current year and subsequent years.
- 2) All easements, covenants, and restrictions of record.
- 3) Zoning regulations and ordinances.

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

Princeton Villas, LLC, a North Carolina limited liability company

By: ARE Ventures, LLC, its Manager

By: *Colin Brothers*  
Colin Brothers, Manager

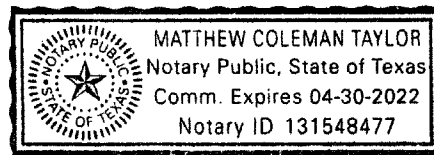
State of TEXAS  
County of TRAVIS

I certify that the following person personally appeared before me this day, acknowledging to me that he she signed the forgoing instruments for the purposes therein expressed: **COLIN BROTHERS, Manager of ARE Ventures LLC, the Manager of Princeton Villas, LLC, a North Carolina limited liability company**

Witness my hand and Notarial stamp or seal this 15 day of NOVEMBER, 2018.

*Matthew Coleman Taylor*  
Notary Public

(Affix Seal)



MATTHEW COLEMAN TAYLOR  
Notary's Printed or Typed Name

My Commission Expires: 4/30/2022

## Exhibit A – Legal Description

**BEGINNING** at a stake on the north side of House Avenue, said stake being 138.50 feet from the northwest intersection of House Avenue and Burke Street, both extended, at the southwest corner of Lot 11 as shown on the plats hereinafter referred to, and running thence along and with the north side of House Avenue North  $86^{\circ} 45'$  West 140 feet to a stake; thence North  $6^{\circ} 26'$  East 10 feet to a stake; thence North  $85^{\circ} 33'$  West 12.5 feet to a stake at the beginning of a curve; thence in a northwesterly direction along a curve having a radius of 20 feet a distance of 30.92 feet to a stake on the east side of Shopper Street thence along and with the east side of Shopper Street North  $3^{\circ} 01'$  East 211.72 feet to a stake at the beginning of a curve; thence along a curve having a radius of 20 feet; a distance of 31.90 feet in a northeasterly direction to a stake on the south side of Morehead Avenue; thence along and with the south side of Morehead Avenue South  $85^{\circ} 36'$  East 26.65 feet to a stake; thence South  $6^{\circ} 26'$  West 131 feet to a stake; thence South  $86^{\circ} 45'$  West 140 feet to a stake in the west line of Lot 11; thence along and with the west line of Lot 11 South  $4^{\circ} 45'$  West 129.5 feet to a stake on the north side of House Avenue the point of **BEGINNING**, and being part of Lot 8, the southern one-half of Lot 9 and the southern one-half of Lot 10 of the HOUSE LANDS as shown in Plat Book 3, page 193 Durham County Registry, and also as shown on the plat of the **PROPERTY OF GENERAL MORTGAGE INVESTMENT COMPANY, INC.** by Credle Engineering Company dated July 8, 1971, and recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ Durham County Registry to both of which plats reference is hereby made for a more particular description.

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