

WAKE COUNTY, NC 198
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/01/2018 16:38:42
STATE OF NC REAL ESTATE
EXCISE TAX: \$45,500.00
BOOK:017283 PAGE:02593 - 02598

After Recording Mail To:
Fidelity National Title Insurance Company
421 Fayetteville Street, Suite 1304
Raleigh, NC 27601
Re: RA18001530

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$45,500.00

Parcel Identifier No.: PIN #1716-76-9952 Verified by Wake County on the ___ day of _____, 2018

By: _____

Mail/Box to: _____

This instrument was prepared by: MCGUIREWOODS LLP, Mark D. Williamson, World Trade Center, 101 W. Main St., Ste 9000, Norfolk, VA 23510-1655 (without title examination)

Brief description for the Index: 2038 Quail Forest Drive, Raleigh, Wake County, North Carolina

THIS DEED made this 30th day of October, 2018, by and between

GRANTOR	GRANTEE
FC Hidden Creek, LLC, a Virginia limited liability company 1206 Laskin Road Virginia Beach, Virginia 23451	Croatan North Oaks, DST, a Delaware Statutory Trust 1206 Laskin Road Virginia Beach, Virginia 23451

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 Raleigh, Wake County, North Carolina (the "Property") and more particularly described as follows.

See **EXHIBIT A** attached hereto and incorporated herein by reference as if fully set forth.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15592, Page 1229, Wake County Registry.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of the 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:

See **EXHIBIT B** attached hereto and incorporated herein by reference as if fully set forth.

[SIGNATURE PAGE FOLLOWS]

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

FC HIDDEN CREEK, LLC, a Virginia limited liability company

By: FCHCMGR, LLC, a Virginia limited liability company
Its: Manager

By: _____
Name: Paul Van
Its: Manager

STATE OF VIRGINIA
COUNTY OF VIRGINIA BEACH
CITY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Paul Van, Manager of FCHCMGR, LLC, a Virginia limited liability company, the manager of FC Hidden Creek, LLC, a Virginia limited liability company.

Dated: October 26, 2018

Lisa Melvin O'Neal
[Notary's signature as name appears on seal]

LISA MELVIN O'NEAL
[Notary's printed name as name appears on seal]

My commission expires: OCTOBER 31, 20 20
Registration # 194697

[Affix Notary Seal in Space Above]

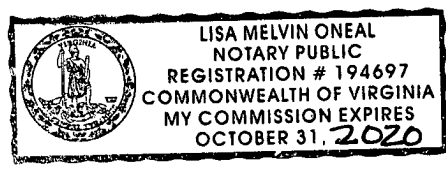


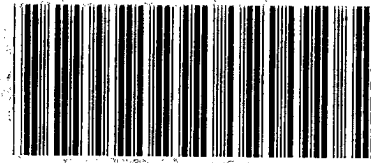
EXHIBIT A

Lying and being in the City of Raleigh, Wake County, North Carolina, and more particularly described as follows: Beginning at a nail in the centerline of a sixty foot right of way of old Wake Forest Road, said point having NC grid coordinates of Y 766,441.48 and X=2,118,016.11, thence North 50° 16' 35" West 30.02 feet to a concrete monument in the western right of way of old Wake Forest Road, thence with the northern line of Riverbirch Townhomes North 50° 16' 35" West 397.91 feet to an iron pipe, thence crossing the right of way of Forest Oaks Drive South 79° 28' 10" West 86.07 feet to an iron pipe, thence with the northern line of Riverbirch Townhomes North 85° 50' 15" West 530.00 feet to an iron pipe, thence continuing with the line of Riverbirch Townhomes North 04° 09' 45" East 20.00 feet to an iron pipe, thence North 85° 50' 15" West 532.31 feet to an iron pipe, thence with the eastern line of the now or formerly Dan C. Austin property North 06° 20' 00" East 170.00 feet to an iron pipe, thence North 06° 00' 00" West 177.20 feet to an iron pipe, thence North 01° 00' 00" East 105.86 feet to an iron pipe in the southern right of way of Quail Forest Drive, thence North 01° 00' 00" East 30.05 feet to a nail in the centerline of Quail Forest Drive, thence with the centerline of Quail Forest Drive South 85° 50' 15" East 1,095.00 feet to a nail in the centerline of Forest Oaks Drive, thence with the centerline of Forest Oaks Drive North 04° 09' 45" East 78.06 feet to a point in the centerline of Forest Oaks Drive, thence along a curve to the right 66.35 feet to a nail in the centerline of Forest Oaks Drive, said curve having a radius of 339.36, a chord bearing of North 09° 45' 49" East, a chord distance of 66.24 feet, thence leaving the centerline of Forest Oaks Drive South 53° 40' 20" East 32.36 feet to an iron pipe in the eastern right of way of Forest Oaks Drive, thence with the southern line of Turtle Cove Condominiums South 53° 40' 20" East 736.91 feet to an iron pipe in the new western right of way of Atlantic Avenue, thence with the western right of way of Atlantic Avenue South 14° 19' 03" East 84.27 feet to a nail in the centerline of old Wake Forest Road, thence with the centerline of old Wake Forest Road South 37° 44' 50" West 458.03 feet to a nail in the centerline of old Wake Forest Road to the point and place of beginning.

Being a portion of the property shown on that map recorded in Book of Maps 1979, Page 933 of the Wake County Registry.

EXHIBIT B

- (a) The lien of ad valorem real property taxes and assessments for the current year and for subsequent years;
- (b) The rights of tenants, as tenants only, under the leases for space at the Property in effect as of the date hereof;
- (b) All easements, covenants, conditions, restrictions, and other agreements of record encumbering the property hereby conveyed and created or conveyed by Grantor;
- (c) All matters which would be disclosed by a current, accurate on the ground survey, of the property hereby conveyed; and
- (d) Zoning, land use and building laws, regulations and ordinances affecting the property hereby conveyed.



BOOK:017283 PAGE:02593 - 02598



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

_____ *6* # of Pages *PS*