

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 MAR 10 02:04:01 PM  
 BK:7887 PG:795-797  
 DEED  
 FEE:\$26.00  
 EXCISE TAX:\$12,500.00  
 INSTRUMENT # 2016007184  
 SMMARSH



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$12,500.00

Parcel Identifier No. 0813-12-95-7403 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20  
 By: \_\_\_\_\_

Mail/Box to: Peter J. Sarda, Creech Law Firm, 3130 Fairhill Dr., Ste. 108, Raleigh, NC 27612

This instrument was prepared by: Peter J. Sarda, Creech Law Firm, 3130 Fairhill Dr., Ste. 108, Raleigh, NC 27612

Brief description for the Index: Azalea Park Apartments, Durham, North Carolina

THIS DEED made this 10<sup>th</sup> day of March, 2016, by and between

GRANTOR	GRANTEE
<p>AZALEA PARK AT BOGARDE STREET, LLC</p> <p>1200 Trillium Circle                      Raleigh, NC 27606</p>	<p>EBEX I, LP                      a North Carolina Limited Partnership</p> <p>269 S. Beverly Drive                      Beverly Hills, CA 90212</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 DURHAM, DURHAM Township, DURHAM County, North Carolina and more particularly described as follows:

**SEE ATTACHMENT A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5523 Page 742.

All or a portion of the property herein conveyed \_\_\_ includes or XXX does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 92 Page 040.

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, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. 2016 Ad Valorem Taxes;
2. Easements, restrictions and rights of way of record, if any.

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

AZALEA PARK AT BOGARDE STREET, LLC  
by its sole member

(Entity Name)

By The Ledges LLC, a North Carolina Limited Liability Company

By its Member/Manager CHARLES E. DOUTHIT (SEAL)

*Charles E. Douthit*

Print/Type Name & Title: CHARLES E. DOUTHIT  
Member/Manager

State of NORTH CAROLINA - County or City of WAKE

I, the undersigned Notary Public of the County or City of RALEIGH and State aforesaid, certify that CHARLES E. DOUTHIT personally came before me this day and acknowledged that he is the Member/Manager of The Ledges, LLC, a North Carolina ~~corporation~~/limited liability company/~~general partnership~~/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 3<sup>RD</sup> day of MARCH, 20 16.

My Commission Expires: 05/31/2016  
(Affix Seal)

*Mary L. Miles*  
MARY L. MILES Notary Public  
Notary's Printed or Typed Name

MARY L. MILES  
Notary Public  
North Carolina  
Wake County

EXHIBIT "A"  
LEGAL DESCRIPTION

BEGINNING at an existing iron pin on the eastern margin of Camellia Drive at the northwestern corner of Lot 1, of "Crystal Meadows Subdivision" (PB 120, Pg 18), and said iron pin being located North  $58^{\circ} 48' 09''$  East 268.52 feet from Durham L.E.C. Monument No. 151 having N.C. Grid Coordinates of North=834,973.351; East=2,019,043.288 (1927 NAD); thence along the eastern margin of Camellia Drive, North  $04^{\circ} 04' 27''$  West, 124.51 feet to a new iron pin; thence along a curve to the right having a radius of 299.95 feet, a delta of  $85^{\circ} 32' 26''$ , an arc of 447.81 feet and a chord of North  $38^{\circ} 52' 32''$  East, 407.37 feet to a new iron pin; thence North  $81^{\circ} 41' 51''$  East 60.02 feet to a new iron pin; thence along a curve to the left having a radius of 510.18 feet, a delta of  $24^{\circ} 22' 15''$ , an arc of 217.01 feet and a chord of North  $69^{\circ} 25' 36''$  East, 215.37 feet to a new iron pin on the western margin of Bogarde Street; thence along a curve to the right having a radius of 20.00 feet, a delta of  $84^{\circ} 31' 33''$ , an arc of 29.51 feet and a chord of South  $80^{\circ} 47' 28''$  East, 26.90 feet to an iron pin; thence along the western margin of Bogarde Street, along a curve to the left having a radius of 492.72 feet a delta of  $29^{\circ} 13' 21''$ , an arc of 251.30 feet, and a chord of South  $52^{\circ} 40' 09''$  East 248.59 feet to a new iron pin; thence South  $67^{\circ} 16' 10''$  East, 109.46 feet to an iron pin; thence along a curve to the right having a radius of 295.38 feet, a delta of  $49^{\circ} 31' 35''$ , an arc of 255.33 feet and a chord of South  $42^{\circ} 33' 29''$  East 247.45 feet to an iron pin; thence South  $17^{\circ} 45' 34''$  East, 150.01 feet to a new iron pin; thence along a curve to the left having a radius of 380.45 feet, a delta of  $03^{\circ} 26' 32''$ , an arc of 22.86 feet, and a chord of South  $19^{\circ} 26' 34''$  East, 22.85 feet to an iron pin, thence along the northern line of Crystal Meadows Subdivision, North  $88^{\circ} 50' 15''$  West 1025.02 feet to a new iron pin; thence South  $85^{\circ} 14' 41''$  West, 29.05 feet to a new iron pin on the eastern margin of Camellia Drive; said point being the point and place of BEGINNING; and containing 9.36 acres, more or less.

The above description is according to the survey by Michael S. Nixon, P.L.S. No. 2567, dated February 5, 2007, and last revised February 23, 2007, as Drawing Number FB-01-32-07.