



BMM

20160322000054170 DEED
Bk:RB6092 Pg:374
03/22/2016 02:00:35 PM 1/5

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$13000.00 af

Excise Tax \$13,000.00	Recording Time, Book and Page
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Parcel Identifier No.: 9880084202 *JKB*
 Verified by _____ County on the _____ day of _____
 by _____

Mail after recording to Grantee
 This instrument was prepared by Parker Poe (BMM), Three Wells Fargo Center, 401 South Tryon Street, Suite 3000, Charlotte, NC 28202

Brief Description For The Index:

29.568 acres, Plat Book 70, Page 83

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 22 day of March, 2016, by and between:

GRANTOR	GRANTEE
<p>PARK WEST INVESTORS, LLC, a North Carolina limited liability company Address: 194 Finley Golf Course Road, Suite 102 Chapel Hill, NC 27517</p>	<p>NR EDGE PROPERTY OWNER LLC, a Delaware limited liability company Address: c/o Northwood Ravin, LLC 4819 Emperor Boulevard, Suite 320 Durham, NC 27703</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 Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land described in Exhibit A attached hereto and incorporated by reference herein ("**Property**").

The Property does not include the primary residence of Grantor.



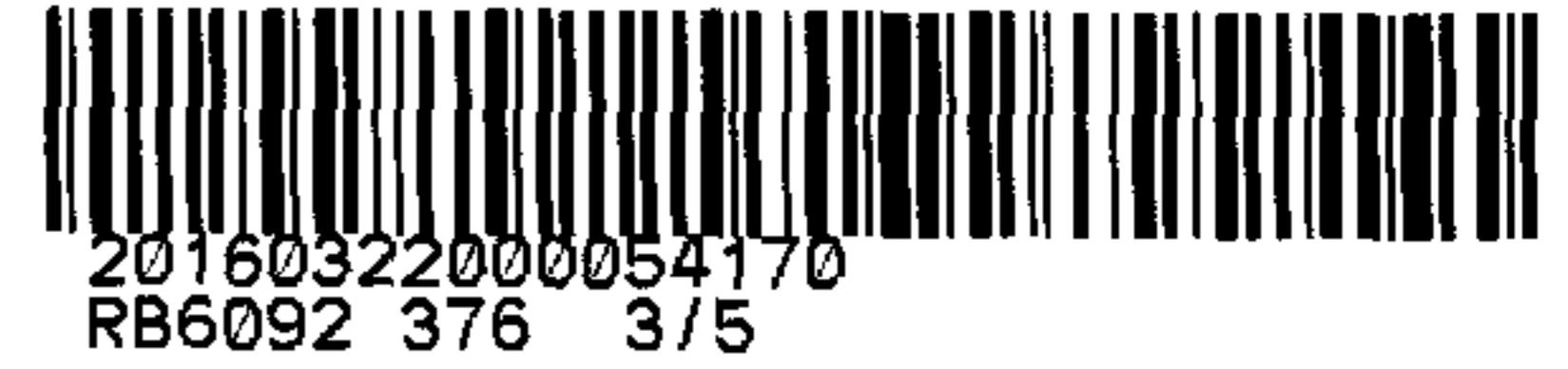
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The Property was acquired by Grantor by Deed Book 2048, Page 422, Orange County Registry.

TO HAVE AND TO HOLD, the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

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 set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

[SIGNATURE AND NOTARY PAGE FOLLOWS]

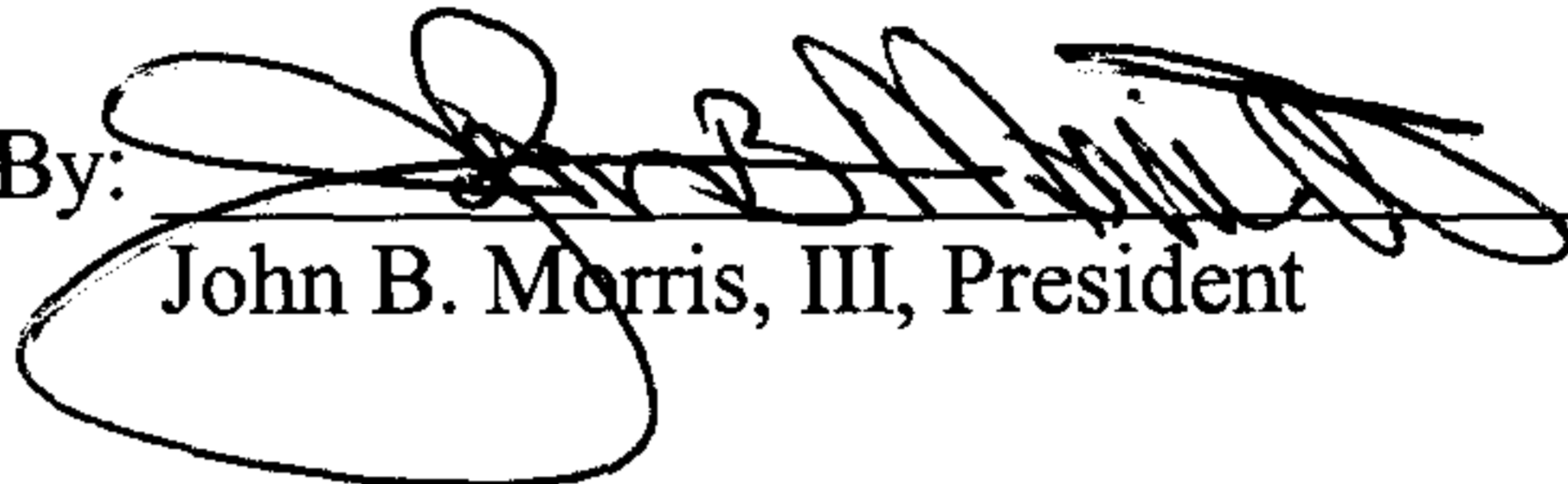


IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written and has adopted as his/her seal the word "SEAL" appearing beside its name with the intention of signing this instrument under seal, this sealed instrument being executed and delivered on the date first above written.

GRANTOR:

PARK WEST INVESTORS, LLC,
a North Carolina limited liability company

By: Morris Commercial, Inc.,
a North Carolina corporation, Manager

By:  (SEAL)
John B. Morris, III, President

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, CHRISTOPHER A. CROWSON, a Notary Public of ORANGE County and State of North Carolina, do hereby certify that John B. Morris, III ("**Signatory**"), personally came before me this day and acknowledged that he is President of Morris Commercial, Inc., a North Carolina corporation, the Manager of **PARK WEST INVESTORS, LLC**, a North Carolina limited liability company, and that he, as President of Morris Commercial, Inc., the Manager of **PARK WEST INVESTORS, LLC**, a North Carolina limited liability company, being authorized to do so, executed the foregoing instrument on behalf of **PARK WEST INVESTORS, LLC**, a North Carolina limited liability company.

I certify that the Signatory personally appeared before me this day, and
(check one of the following)

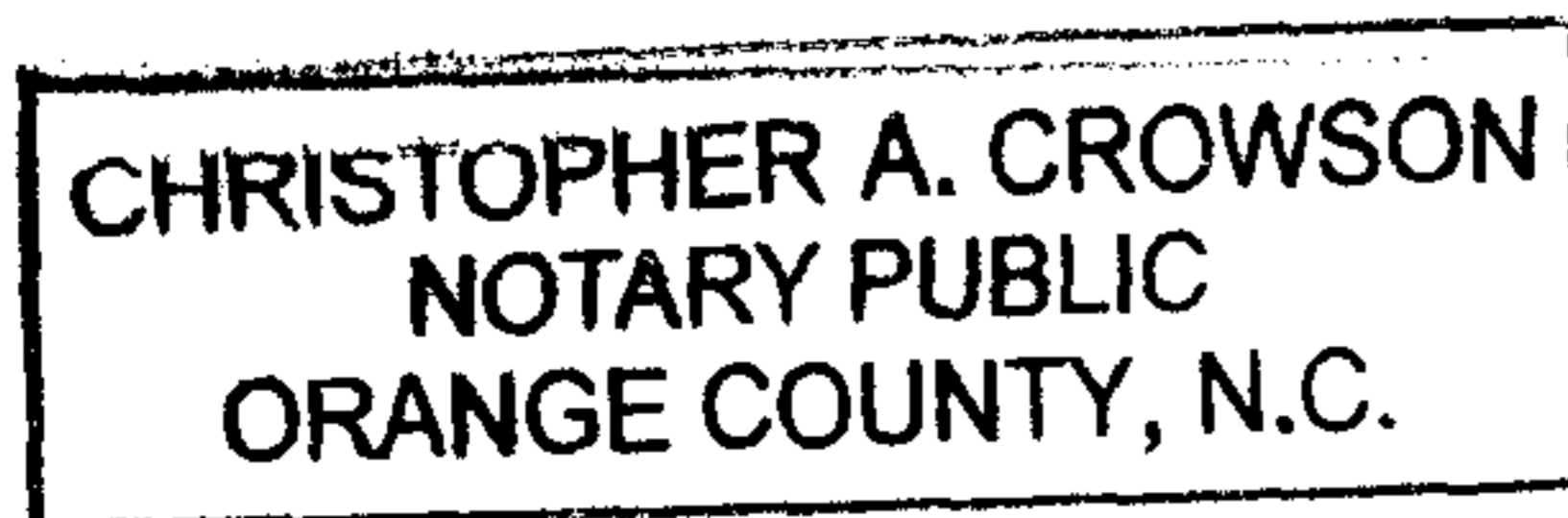
- (I have personal knowledge of the identity of the Signatory); or
- (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of:

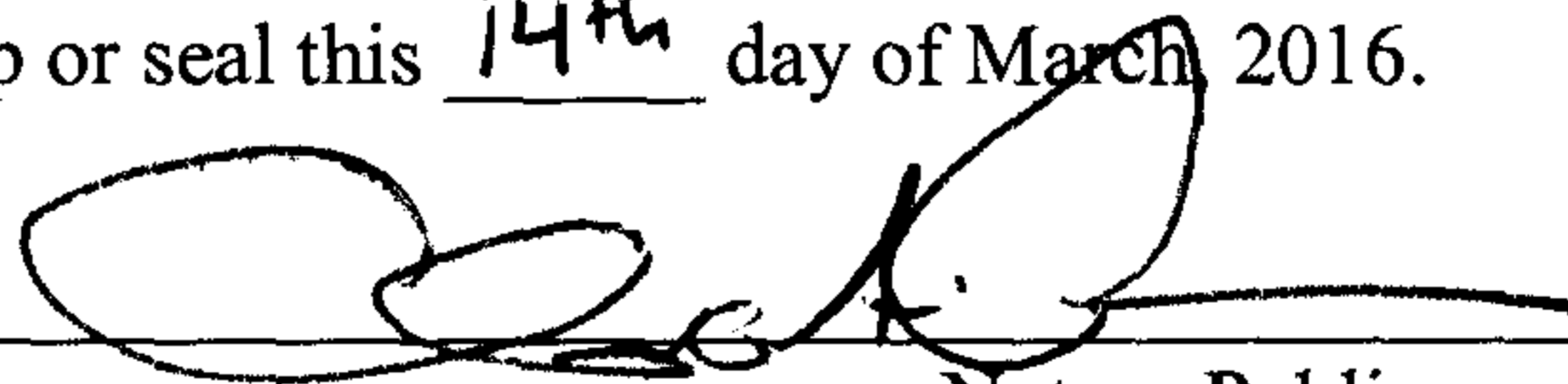
(check one of the following)

- a driver's license or
- in the form of _____); or
- (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal this 14th day of March, 2016.





Notary Public

Print Name: CHRISTOPHER A. CROWSON

[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: MAY 7, 2019

[NOTARY SEAL] (MUST BE FULLY LEGIBLE)

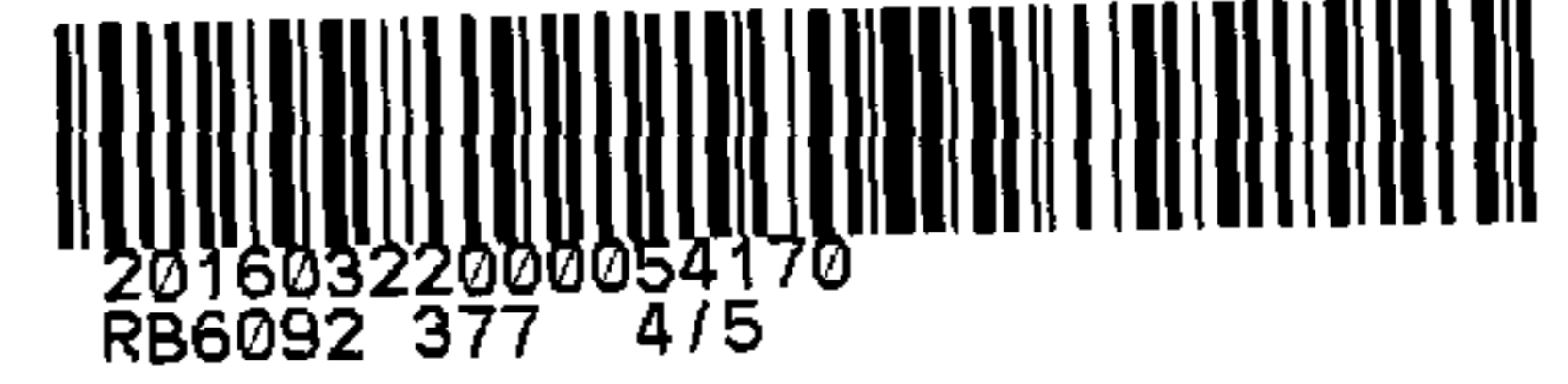


EXHIBIT A

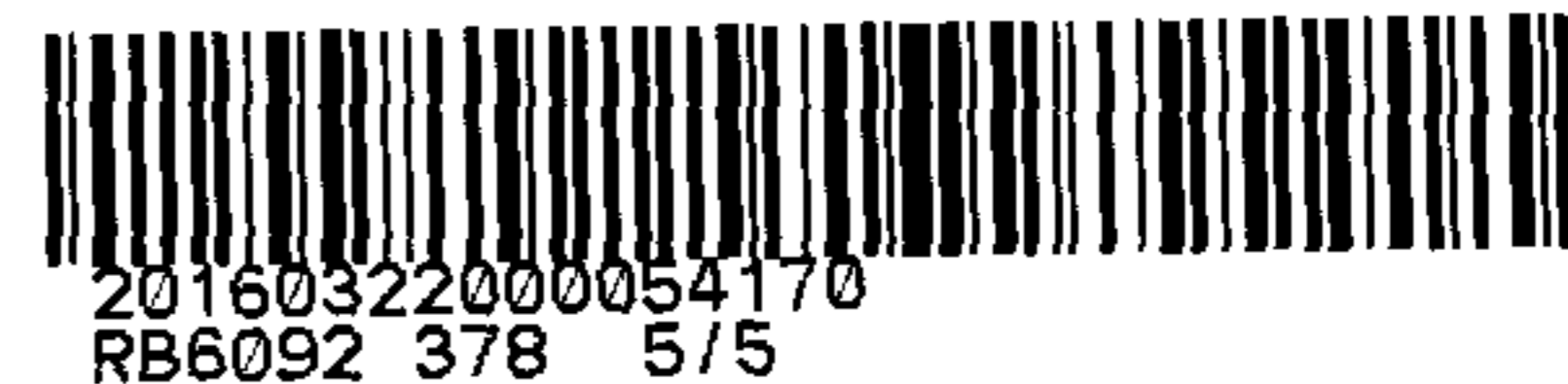
Property

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

TRACT 4:

BEGINNING at an iron pin located at the northeast corner of Lot 2 as shown on the map recorded in Plat Book 70, Page 83, Orange County Registry; running thence South 87° 22' 53" East 1597.99 feet to a point located in the western right-of-way line of interstate 40; thence along and with the western right-of-way line of Interstate 40 South 47° 56' 22" East 231.25 feet; thence along and with the western right-of-way line of Interstate 40 South 40° 21' 42" East 172.25 feet; thence along and with the western right-of-way line of interstate 40 South 31° 39' 44" East 480.06 feet; thence along and with the western right-of-way line of Interstate 40 South 33° 09' 46" East 114.95 feet; thence along and with the western right-of-way line of Interstate 40 South 56° 17' 51" East 211.03 feet; thence along and with the western right-of-way line of Interstate 40 and the northern right-of-way line of Eubanks Road South 19° 30' 02" West 16.93 feet; thence along and with the northern right-of-way line of Eubanks Road South 87° 12' 27" West 162.23 feet; thence along and with the northern right-of-way line of Eubanks Road North 85° 19' 35" West 403.40 feet; thence North 02° 17' 29" East 226.99 feet; thence North 85° 36' 25" West 900.00 feet to an existing iron pipe; thence North 02° 15' 00" East 624.53 feet; thence North 87° 26' 28" West 246.25 feet to an existing iron pipe; thence South 02° 35' 12" West 837.86 feet to a point located in the northern right-of-way line of Eubanks Road; thence along and with the northern right-of-way line of Eubanks Road North 84° 47' 42" West 278.06 feet; thence along and with the northern right-of-way line of Eubanks Road North 80° 09' 47" West 167.83 feet; thence along and with the northern right-of-way line of Eubanks Road North 75° 45' 57" West 213.24 feet; thence along the eastern line of the aforesaid Lot 2 North 00° 16' 31" West 771.99 feet to an iron pin, said pin being the point and place of BEGINNING, and being the 29.568 acre tract as shown on survey entitled "Minor Subdivision for Town of Chapel Hill", dated October 20, 1993, performed by WMA Group, Engineers, Planners and Surveyors, and recorded in Plat Book 70, Page 83, Orange County Registry, and being all of the land conveyed to East Carolina University Real Estate Foundation, Inc. by deed recorded in Deed Book 1671, Page 303.

EXHIBIT B



Permitted Exceptions

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by PRELIMINARY survey entitled "ALTA/NSPS Land Title Survey: Carraway Village," dated March 9, 2016, last revised March 14, 2016, prepared by John R. Pickens, P.L.S. of the the John R. McAdams Company, Inc.:
 - (a) Service utilities;
 - (b) 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; and
 - (c) fence meanders along property line.
3. Easement(s) to Duke Power Company recorded in Book 1257, page 564, and shown on the Survey.