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BK 6746 PG 1115 - 1120 (6) DOC# 30057597  
This Document eRecorded: 09/23/2021 09:41:01 AM  
Fee: \$26.00 Tax: \$111,300.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by JAMES A. BARTOW

Excise Tax: \$111,300.00  
Tax Parcel ID: 9778258181 *KAC*

**PREPARED BY:**

George C. Dunlap, Jr.  
Jackson Walker LLP  
2323 Ross Avenue, Suite 600  
Dallas, Texas 75201

**AFTER RECORDING RETURN TO:**

Old Republic Title  
2 Hudson Place, 5<sup>th</sup> Floor  
Hoboken, New Jersey 07030

**NORTH CAROLINA SPECIAL WARRANTY DEED**

This Deed made this 22 day of September, 2021, by and between MREI IV Autumn Woods, LLC, a Delaware limited liability company ("Grantor"), whose mailing address is 8333 Douglas Avenue, Suite 1600, Dallas, Texas 75225, and Folsom Gateway Associates, L.P., a California limited partnership ("**Grantee**"), whose mailing address is 4155 Blackhawk Plaza Circle, Suite 201, Danville, California 94506.

WITNESSETH, that for valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto Grantee in fee simple all that certain real property located in Orange County, North Carolina, which is more particularly described on **Exhibit "A"** attached hereto and made a part hereof, together with (i) all and singular, all of Grantor's right, title and interest, if any, in and to any and all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest, if any, in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) any and all improvements and buildings located on such real property (said real property, together with such rights, appurtenances and interests, improvements and buildings being collectively called the "**Property**"), subject to, however, any and all matters of record, including, without limitation, the exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof (said exceptions being called the "**Permitted Exceptions**").

Submitted electronically by "LT National Title Services Inc"  
2963 in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

**TO HAVE AND TO HOLD** the Property, subject to the Permitted Exceptions, together with all rights and appurtenances thereto belonging to Grantee in fee simple.

And Grantor hereby covenants and warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will **WARRANT AND FOREVER DEFEND** the title against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and except for the Permitted Exceptions.

*[Signature and acknowledgment on following page]*

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

MREI IV Autumn Woods, LLC

By: [Signature]  
John R. Ascenzo,  
Vice President

STATE OF TEXAS

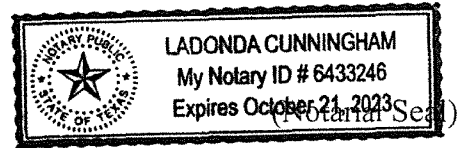
COUNTY OF DALLAS

I, Ladonda Cunningham, a Notary Public of the County and State aforesaid, do hereby certify that John R. Ascenzo, as Vice President of MREI IV Autumn Woods, LLC, a Delaware limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal or stamp, this the 17<sup>th</sup> day of September, 2021.

[Signature]  
Notary Public

My commission expires: 10/21/2023



**EXHIBIT A****Property Description**

BEING all of Orange County Tax Parcel # 9778258181 and being more particularly described as follows:

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

**FEE PARCEL:**

Being all of that certain parcel of land shown as "New Tract A" on Recombination, Easement and Right-of-way Dedication Plat dated March 19, 1996 and recorded in Plat Book 76, Page 66, of the Orange County Registry.

**EASEMENT AREAS:**

Together with rights over the real property shown as "New Tract B" on the above described Recombination, Easement and Right-of-way Dedication Plat dated March 19, 1996 and recorded in Plat Book 76, Page 66, of the Orange County Registry, which rights are specifically set forth in the Special Warranty Deed recorded in Book 1478, Page 198, as rerecorded in Book 1662, Page 535, and in Deed of Easement recorded in Book 1666, Page 404 of said Registry.

**EXHIBIT "B"**  
**PERMITTED EXCEPTIONS**

1. Taxes for the year 2021, and subsequent years, a lien not yet due and payable.
2. Easement(s) to Duke Power Company recorded in Book 182, Page 628, Orange County Registry.
3. Easement(s) to BellSouth Telecommunications, Inc., recorded in Book 1492, Page 70, Orange County Registry.
4. Easement(s) to Piedmont Electric Membership Corporation, recorded in Book 1501, Page 32, Orange County Registry.
5. Deed of Easement (Water) to the Orange Water and Sewer Authority recorded in Book 1478, Page 190, amended by Deed of Easement (Water) recorded in Book 1585, Page 294, Orange County Registry, shown on Survey.
6. Deed of Easement (Sewer) to the Orange Water and Sewer Authority recorded in Book 1478, Page 194, amended by Amendment to Easement recorded in Book 1585, Page 300, Orange County Registry, shown on Survey.
7. Renewal term, if any, of Easement and Memorandum of Agreement to Time Warner Entertainment Advance-Newhouse Partnership recorded in Book 4794, Page 446 and amended in Book 6354, Page 76, Orange County Registry.
8. Terms and conditions of Conditional Use Permit, recorded in Book 1405, Page 402, Orange County Registry.
9. The following matters shown on or disclosed by plat recorded in Plat Book 76, Page 66, Orange County Registry: a) 8' and 15' setback lines; b) additional right of way for SR 1937 (Old Fayetteville Road); c) 15' x 15' water easement; d) 30' sanitary sewer easement; e) 10' x 70' sight triangles; f) easements situated on New Tract B, shown on Survey.
10. The following matters that are shown on preliminary survey dated August 17, 2021 and last revised August 30, 2021 by R. Scott Barrett, PLS of Barrett Surveying Group PLLC, Job No. 21-146 ("Survey"), together with any public or private rights or easements associated therewith: a) CTV lines; b) underground power lines, transformers, light poles; c) storm drainage lines, manholes and drop inlets; d) sanitary sewer lines, manholes and clean out; e) telephone pedestals; f) water lines, valves, meters, fire hydrants; g) OT pipes or lines.
11. Rights of Tenants, as Tenants only, under prior unrecorded residential leases.
12. Covenants, Conditions and Restrictions affecting appurtenant easements within New Tract B contained in Deed recorded in Book 1478, Page 198, re-recorded in Book 1662, Page

535, and Deed of Easement recorded in Book 1666, Page 404, Orange County Registry.