

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 JAN 06 02:15:20 PM
 BK:7853 PG:263-271
 DEED
 FEE:\$26.00
 EXCISE TAX: \$28,942.00
 INSTRUMENT # 2016000364
 SMMARSH



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$28,942.00

Parcel Identifier No. 0708-01-46-1752 Verified by _____ County on the ____ day
 of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Reed Smith, LLP, Three Logan Square, Ste. 3100, 1717 Arch St., Philadelphia, PA 19103 and reviewed for compliance with North Carolina law by: Thomas H. Stark, 6011 Farrington Road, Suite 300, Chapel Hill, NC 27517.

Brief description for the Index: Lot 2, Plat Book 184, Page 51

THIS DEED made this 31st day of December, 2015, by and between

GRANTOR	GRANTEE
<p>LOUIS P. GONZALEZ AND ANNA M. GONZALEZ, AS CO-TRUSTEES FOR THE LOUIS P. GONZALEZ REVOCABLE TRUST 201 Alta Ct. Chapel Hill, NC 27514 as a 50% tenant in common,</p> <p>and,</p>	<p>HP CHAPEL HILL, LLC a Delaware limited liability company c/o Hammes Partners II, L.P. 18000 West Sarah Lane, Suite 250 Brookfield, Wisconsin 53045</p>
<p>CHERYL M. HOWLETT and husband, CHRISTOPHER R. HOWLETT 16122 Morehead Chapel Hill, NC 27517 as a 35% tenant in common,</p> <p>and,</p>	
<p>CHRISTEN M. HOWLETT, a single individual, 16122 Morehead Chapel Hill, NC 27517 as a 7.5% tenant in common,</p> <p>and,</p>	

KATHRYN L. HOWLETT, a single individual,
16122 Morehead
Chapel Hill, NC 27517
as a 7.5% tenant in common,

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 Chapel Hill, Durham County, North Carolina** and more particularly described as follows: See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 7853, Pages 258.

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

A map showing the above described property is recorded in Plat Book 184, Page 51.

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 exception listed in Exhibit "B" attached hereto and incorporated herein by reference.

[Signature appears on following page]

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

THE LOUIS P. GONZALEZ
REVOCABLE TRUST

By: [Signature]
Name: Louis P. Gonzalez
Title: Co-Trustee

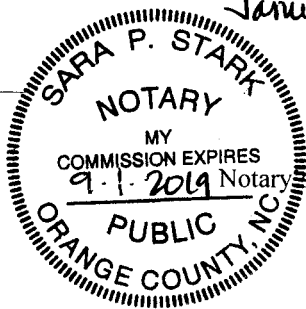
By: [Signature]
Name: Anna M. Gonzalez
Title: Co-Trustee

State of NORTH CAROLINA - County or City of DURHAM

I, the undersigned Notary Public of the County or City of ORANGE and State aforesaid, certify that Louis P. Gonzalez, the Co-Trustee of THE LOUIS P. GONZALEZ REVOCABLE TRUST, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day ~~December, 2015.~~ January, 2016.

[Signature]

My Commission Expires: 9.1.2019
SARA P. STARK Notary Public
(Affix Seal)



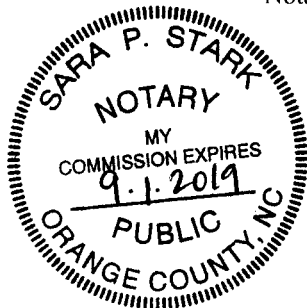
Notary's Printed or Typed Name

State of NORTH CAROLINA - County or City of DURHAM

I, the undersigned Notary Public of the County or City of ORANGE and State aforesaid, certify that Anna M. Gonzalez, the Co-Trustee of THE LOUIS P. GONZALEZ REVOCABLE TRUST, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day ~~December, 2015.~~ January, 2016.

[Signature]

My Commission Expires: 9.1.2019
SARA P. STARK Notary Public
(Affix Seal)



Notary's Printed or Typed Name


CHRISTOPHER R. HOWLETT

State of NORTH CAROLINA - County or City of DURHAM

I, the undersigned Notary Public of the County or City of ORANGE and State aforesaid, certify that CHRISTOPHER R. HOWLETT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31st day December, 2015.

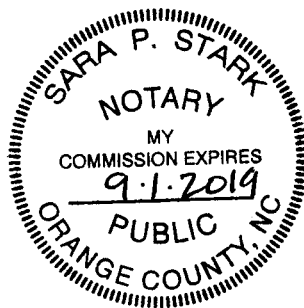


My Commission Expires: 9.1.2019

SARA P. STARK Notary Public

(Affix Seal)

Notary's Printed or Typed Name



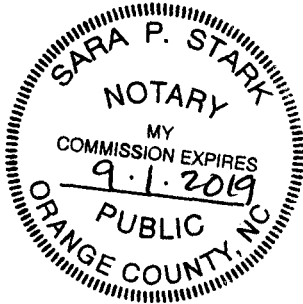
Cheryl M. Howlett
CHERYL M. HOWLETT

State of NORTH CAROLINA - County or City of DURHAM

I, the undersigned Notary Public of the County or City of ORANGE and State aforesaid, certify that CHERYL M. HOWLETT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31st day December, 2015.

Sara P. Stark
My Commission Expires: 9.1.2019
SARA P. STARK Notary Public
(Affix Seal)

Notary's Printed or Typed Name



Christen M. Howlett

CHRISTEN M. HOWLETT

State of NORTH CAROLINA - County or City of DURHAM

I, the undersigned Notary Public of the County or City of ORANGE and State aforesaid, certify that CHRISTEN M. HOWLETT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 31st day December, 2015.

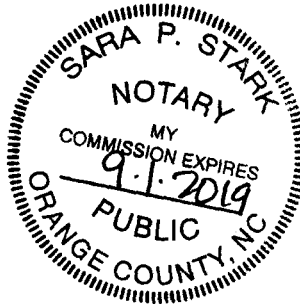
Sara P. Stark

My Commission Expires: 9.1.2019

SARA P. STARK Notary Public

(Affix Seal)

Notary's Printed or Typed Name



Kathryn L. Howlett
KATHRYN L. HOWLETT

State of NORTH CAROLINA - County or City of DURHAM

I, the undersigned Notary Public of the County or City of ORANGE and State aforesaid, certify that KATHRYN L. HOWLETT, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21~~st~~ day December, 2015.

Sara P. Stark
My Commission Expires: 9-1-2019
SARA P. STARK Notary Public

(Affix Seal)

Notary's Printed or Typed Name

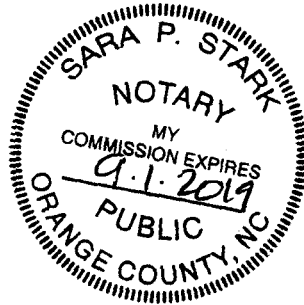


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land situate in the State of North Carolina, County of Durham and described as follows:

A TRACT LYING ON THE NORTH SIDE OF NC HIGHWAY 54 ACCESS ROAD AND 278.8 FEET WEST OF THE WESTERNMOST RIGHT OF WAY OF FARRINGTON ROAD CONTAINING 1.589 ACRES MORE OR LESS AND BEING ALL OF THAT LAND DESCRIBED AS LOT 2 OF THE PROPERTY OF LRC, LLC AS SHOWN ON A PLAT AS SURVEYED THEREOF DRAWN BY TRIANGLE SURVEYORS DATED APRIL 9, 2009 ENTITLED "CAROLINA CROSSING", PROPERTY OF LRC, LLC AND RECORDED JUNE 3, 2009 IN PLAT BOOK 184, PAGE 51 OF THE DURHAM COUNTY REGISTRY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME, BEING PARCEL ID 141785; PIN 0708-01-46-1752.

TOGETHER WITH THE RIGHTS, BENEFITS AND APPURTENANT EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF CROSS EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN BOOK 6222, PAGE 990 OF THE DURHAM COUNTY REGISTER OF DEEDS AND IN THAT CERTAIN DECLARATION OF CROSS EASEMENTS RECORDED IN BOOK 6969, PAGE 281.

For informational purposes only: 2226 West NC 54 Hwy, Chapel Hill, NC 27517

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments, none yet due and payable;
2. Declaration of Cross Easements and Restrictions recorded in Book 6222, Page 990, to be assigned to Grantee simultaneously herewith;
3. Building setback line as shown on plats recorded in Plat Book 190, Page 303 and Plat Book 189, Page 246;
4. Matters shown on plats recorded in Plat Book 134, Page 177, Plat Book 184, Page 51 and Plat Book 138, Page 181;
5. Right of Way to Duke Power Company recorded in Book 1011, Page 803;
6. Access and Dumpster Pad and Enclosure Easement per Reciprocal Easement Agreement recorded in Book 2145, Page 342;
7. Sanitary Sewer Easement recorded in Book 2237, Page 454;
8. Right of Way Agreement to Duke Energy Carolinas, LLC recorded in Book 7018, Page 642;
9. Declaration of Cross Easements between LRC, LLC and RICHAN IV, LLC recorded in Book 6969, Page 281, to be assigned to Grantee simultaneously herewith; and
10. Stormwater Facility Agreement and Covenants between RICHAN IV, LLC and the City of Durham recorded in Book 6921, Page 394.