

WAKE COUNTY, NC 26
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/21/2018 11:04:36
STATE OF NC REAL ESTATE
EXCISE TAX: \$88,050.00
BOOK:017049 PAGE:01114 - 01119

Excise Tax \$88,050.00

Recording Time, Book and Page

Real Estate IDs: 0005739 and 0434783

After recording return to: Grantee

This Instrument was prepared by: Weatherspoon & Voltz LLP (without title examination)

Brief description for the Index

Lots 1 and 2, Book of Maps 2015, Pages 2121-2125

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 21st day of February, 2018, by and between

GRANTOR

FRANKLIN VENTURES V LLC,
a North Carolina limited liability company
3301 Benson Drive, Suite 103
Raleigh, NC 27609

GRANTEE

BEL CROSSROADS LIMITED
PARTNERSHIP, a Delaware limited
partnership
c/o Eaton Vance Management, REIG
Two International Place
Boston, Massachusetts 02110
Attn: Brian Shuell

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, being seized of the property hereinafter described in fee simple, 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 and Grantee's heirs,

executors, administrators, successors and assigns forever, in fee simple, all of that certain lot or parcel of land situated in the County of Wake, State of North Carolina, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference, together with all buildings, fixtures and other real property improvements located on said real property; and the benefits and appurtenances on or appertaining to said real property and improvements.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15193, Page 645 of the Wake County Registry.

Maps showing the above described property are recorded in Book of Maps 2015, Pages 2121-2125, Book of Maps 2016, Pages 645-648, and Book of Maps 2017, Pages 291-292, all of the Wake County Registry.

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 affecting the subject property:

See EXHIBIT B attached hereto and incorporated herein by this reference.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the day and year first above written.

FRANKLIN VENTURES V LLC, (SEAL)
a North Carolina limited liability company

By: [Signature]
Name: John Everett Daniels
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Joy Zumbro, a Notary Public of the County and State aforesaid, certify that John Everett Daniels, being personally known to me, personally came before me this day and acknowledged that he is the Manager of Franklin Ventures V, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, voluntarily executed the foregoing on behalf of said limited liability company for the purposes stated therein.

WITNESS my hand and notarial seal, this 19th day of February, 2018.

[Signature]
Notary Public
Printed Name: Joy Zumbro

My Commission Expires: 4/1/2019

[Affix Notarial Seal]

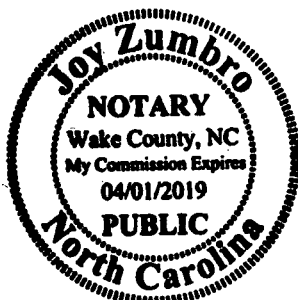


EXHIBIT A

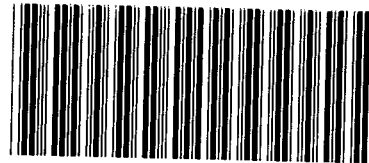
Legal Description

BEING ALL of Lots 1 and 2 as shown on plat entitled "Subdivision, Right-of-Way Dedication & Easement Plat, Property of Franklin Ventures V LLC for The Franklin Apartment Homes" last revised on 12-15-15 and recorded in Book of Maps 2015, Pages 2121-2125, as affected by those plats recorded in Book of Maps 2016, Pages 645-648 and Book of Maps 2017, Pages 291-292, all of the Wake County Registry.

EXHIBIT B

Permitted Exceptions

1. The lien of all taxes for the year 2018 and thereafter, which are not yet due and payable.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 2015, Pages 2121 - 2125; Book of Maps 2016, Pages 645 - 648; and Book of Maps 2017, Pages 291-292.
3. Easement(s) or right(s)-of-way in favor of Duke Energy Progress recorded in Book 15974, Page 2189.
4. Easement(s) or right(s)-of-way in favor of Time Warner Cable recorded in Book 16189, Page 69.
5. Easement(s) or right(s)-of-way in favor of Carolina Power and Light Company recorded in Book 1985, Page 335.
6. Stormwater Control Structure and Access Easement(s) or right(s)-of-way in favor of Town of Cary recorded in Book 16244, Page 504 and Book 16244, Page 553.
7. Terms and conditions of an Ordinance Annexing Lands Contiguous to the Municipal Boundaries of the Town of Cary recorded in Book 15242, Page 697.
8. Terms and conditions of Public Temporary Construction and Permanent Slope Easements recorded in Book 15778, Page 785 and in Book 15778, Page 796.
9. Offer of Cross-Access Easement recorded in Book 17049, Page 1097.



BOOK:017049 PAGE:01114 - 01119



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

PSB