

Register of Deeds  
Sharon A. Davis  
Durham County, NC

12/02/2022 03:44:31PM

BT: OPR B: 9829 P: 600 Pages: 5

DEED - DEED

Fee: \$200,026.00 Excise Tax: \$200000.00

INSTRUMENT #2022045647

Sharon Marsh

MAIL AFTER RECORDING TO:

Trinity Commons XIV, LLC  
c/o The Connor Group  
10510 Springboro Pike  
Miamisburg, OH 45342  
Attn: Kevin Hyland  
General Counsel

DELIVER TAX BILLS TO:

Trinity Commons XIV, LLC  
c/o The Connor Group  
10510 Springboro Pike  
Miamisburg, OH 45342  
Attn: Kevin Hyland  
General Counsel

Excise Tax: \$200,000.00

Parcel Identifier Nos.: 0812-62-74-2316

This instrument was prepared by Beth Jacobs, attorney for THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, 720 East Wisconsin Avenue, Milwaukee, Wisconsin 53202.

Brief description for the Index:

Plate Book / Page: 000183/000354  
Deed Book / Page: 006819/000686  
Durham County Registry

Submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

#335237  
Trinity

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 30 day of November, 2022 between, C-LAND FUND, LLC, a Delaware limited liability company, 720 E. Wisconsin Ave., N16, Milwaukee, Wisconsin, 53202 ("**Grantor**") and TRINITY COMMONS XIV, LLC, a Delaware limited liability company, having an address of c/o The Connor Group, 10510 Springboro Pike, Miamisburg, Ohio 45342 ("**Grantee**").

Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration from Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey to Grantee, its successors, and assigns, the real property situated in the County of Durham and State of North Carolina which is more particularly described on Schedule 1 hereto, together with any appurtenances thereto, and together with any estate, right, title, interest, or claim of Grantor, either in law or equity, to the above premises, but SUBJECT, HOWEVER, TO:

1. Real estate taxes not yet due and payable;
2. General and special assessments payable after the date hereof;
3. Liens, claims, easements, covenants, restrictions, encumbrances, and other matters of record;
4. Zoning and other laws, ordinances, and regulations;
5. Public utility, drainage, and highway easements, whether or not of record;
6. Rights of parties in possession, as to tenants only, pursuant to unrecorded lease agreements; and
7. Encroachments and other matters which would be disclosed by an accurate survey or an inspection of the above premise.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

Grantor, specially warrants to Grantee, and the successors and assigns of Grantee, that it will forever defend title to the property (subject to the exceptions noted above) against those lawful claims, and only those lawful claims, of all persons who shall claim title to, or assert claims affecting the title to, the property, or any part thereof, under, by, or through, or based upon the acts of Grantor, but not against none other.

No portion of the Property herein conveyed includes the primary residence of Grantor.

IN WITNESS WHEREOF, this deed has been executed to be effective as of the day and year first written above.

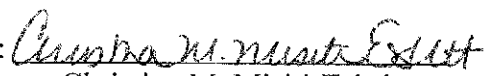
GRANTOR:

C-LAND FUND, LLC, a Delaware limited liability company

By: NMI Real Estate Holdings, LLC, a Wisconsin limited liability company, is sole member

By: The Northwestern Mutual Life Insurance Company, a Wisconsin corporation, its sole member

By: Northwestern Mutual Investment Management Company, LLC, a Delaware limited liability company, its wholly-owned affiliate

By:   
Name: Christina M. Misiti-Eskritt  
Its: Managing Director

*(Acknowledgement on following page)*



SCHEDULE 1  
TO  
SPECIAL WARRANTY DEED  
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Durham, State of North Carolina, and is described as follows:

ALL OF THE REAL PROPERTY DESIGNATED AND DEPICTED AS "LOT 1" ON THE PLAT ENTITLED "FINAL PLAT RIGHT OF WAY DEDICATION SURVEY FOR ERWIN ROAD APARTMENTS INVESTORS, LLC" PREPARED BY SUMMIT CONSULTING AS PROJECT NO. 07-32 FROM FIELD WORK DONE NOVEMBER 10, 2008, SIGNED APRIL 01, BY WILLIAM H. MCCARTHY JR. (PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 3248), AND RECORDED FEBRUARY 09, 2009, IN PLAT BOOK 183, PAGE 354, DURHAM COUNTY, NORTH CAROLINA, PUBLIC REGISTRY, CONTAINING 3.8461 ACRES, MORE OR LESS.

PROPERTY IDENTIFICATION NUMBER: 0812-15-62-7423 PARCEL  
REFERENCE NUMBER: 119685