

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2017 APR 28 03:53:54 PM  
BK:8173 PG:227-230  
DEED  
FEE: \$26.00  
EXCISE TAX: \$3,350.00  
INSTRUMENT # 2017014160  
SMMARSH



2017014160

**NORTH CAROLINA SPECIAL WARRANTY DEED**

EXCISE TAX: \$3,350.00

Prepared by: Ellis & Winters LLP (MGW),  
4131 Parklake Avenue, Suite 400  
Raleigh, North Carolina 27612  
(without benefit of title examination)

Return to: Grantee

THIS DEED is made this 26<sup>th</sup> day of April, 2017, by and between **VK Investments, LLC**, a North Carolina limited liability company ("**Grantor**"), and **Birchwood Chapel Hill, LLC**, a North Carolina limited liability company ("**Grantee**"), whose address for the mailing of tax notices from and after the date hereof is c/o Homeunion, Inc., 2010 Main Street, #250, Irvine, CA 92614 Attn: Sean Coon.

The designation Grantor and Grantee as used herein shall include said parties, their respective heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which are 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 situated in the City of Durham, Durham County, North Carolina and more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**").

The Property does not include the primary residence of Grantor.

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


And 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, other than the exceptions set forth on Exhibit B, attached hereto and incorporated herein by reference.

*[The remainder of this page is intentionally left blank.]*

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

**GRANTOR:**

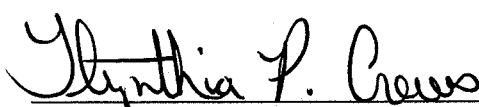
**VK Investments, LLC**  
a North Carolina limited liability company

By:   
Jon Seier, Managing Member

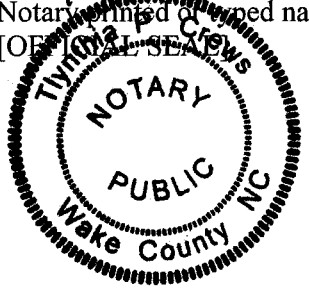
State of North Carolina, County of Wake

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jon Seier, as Managing Member of VK Investments, LLC.

Date: April, 24, 2017

  
Official Signature of Notary Public

Tynthia P. Crews  
Notary Public of \_\_\_\_\_  
[OFFICIAL SEAL]



My commission expires: 2-18, 2020

**Exhibit A**

**Legal Description**

BEGINNING at a point located in the western right-of-way margin of Chapel Hill Road, said point being the northeast corner of Lot 1 as shown on Plat Book 24, Page 56, Durham County Registry; thence from said point of Beginning and leaving the western right-of-way margin of Chapel Hill Road North  $76^{\circ} 00' 03''$  West 311.00 feet to an existing iron pipe; thence South  $11^{\circ} 37' 25''$  West 164.40 feet to an existing iron pipe; thence South  $77^{\circ} 43' 45''$  East 271.70 feet to an existing iron pipe located in the western right-of-way margin of Chapel Hill Road; thence continuing with the western right-of-way margin of Chapel Hill Road North  $25^{\circ} 48' 07''$  East 159.43 feet to the point and place of BEGINNING according to a survey by Stokes Surveying & Mapping, PLLC entitled "Survey for: VK Investments LLC of: Lot 1 As Shown in Plat Book 24 Page 56 Being the Properties Located at: 2916 & 2918 Chapel Hill Road Durham, North Carolina Referenced in Deed Book 6112, Page 210 as Tracts 1 & 2" and dated September 9, 2015.

**Exhibit B**

**Exceptions**

1. Real property taxes and public and private assessments for 2017 and thereafter that are not yet due and payable;
2. Zoning and other regulatory laws and ordinances affecting the Property;
3. Rights and interests of tenants in possession, as tenants only, under written but unrecorded leases;
4. Easement recorded in Book 1625, Page 394, Durham County Registry;
5. Encroachment Agreement recorded in Book 7812, Page 857, Durham County Registry;
6. Easement Agreement recorded in Book 7812, Page 819, Durham County Registry;
7. Matters shown on the plat recorded in Plat Book 24, Page 56, Durham County Registry; and
8. Matters that would be revealed by a current and accurate survey of the Property.