

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Dec 31 11:18 AM NC Rev Stamp: \$ 3322.00  
Book: 8572 Page: 708 Fee: \$ 26.00  
Instrument Number: 2018044610  
DEED

Tax Lot / APN: 121650

Excise Tax: \$ 3,322.00

The Property was ~~not~~ was not Grantor's primary residence.

Mail after recording to Grantee

This instrument was prepared by Craig C. Birker (a validly licensed California attorney), Sandler and Rosen, LLP; 1925 Century Park East, Ste. 880, Los Angeles, CA 90067

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 21<sup>th</sup> day of December, by and between

GRANTOR	GRANTEE
KC PROPCO, LLC Attn: Jeffrey M. Green 1250 Fourth Street, 5 <sup>th</sup> Floor Santa Monica, CA 90401	MDC NC2, LP Attn: Legal Department, 11995 El Camino Real, San Diego, CA 92130

The designation of 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 Durham County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

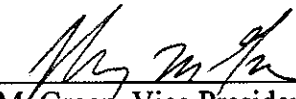
The property hereinabove described was acquired by Grantor by instrument recorded in BK:3991 PG:860-864, INSTRUMENT# 2003041643 on July 9, 2003 with the Register of Deeds.

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 hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

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

KC PROPCO, LLC,  
a Delaware limited liability company

By:   
Jeffrey M. Green, Vice President

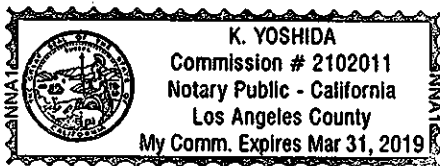
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES }

On December 21, 2018, before me, K. Yoshida, Notary Public, personally appeared JEFFREY M. GREEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their authorized capacity(ies), and that by his/het/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



  
NOTARY PUBLIC

**EXHIBIT A**

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

**TRACT I:**

BEGINNING AT AN IRON STAKE LOCATED IN THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY DRIVE, DURHAM, N.C. 81°47'34" EAST 1,001.8 FEET ALONG SAID RIGHT OF WAY LINE FROM THE CENTERLINE OF MYRA STREET; RUNNING THENCE WITH THE SOUTH SIDE OF UNIVERSITY DRIVE, NORTH 81°47'34" EAST 100.00 FEET TO AN IRON STAKE, JOHN T. DALY'S PRESENT NORTHWEST CORNER; THENCE WITH SAID DALY SOUTH 07°42'48" EAST PASSING THROUGH DALY'S WITH PICKETT SOUTH 81°47'34" WEST 100.00 FEET TO AN IRON STAKE; RUNNING THENCE NORTH 07°42'48" WEST 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING .688 ACRES BY DMD ACCORDING TO SURVEY OF PHILLIP POST & ASSOCIATES, INC.

**TRACT II:**

THERE IS ALSO CONVEYED HERewith A PERPETUAL EASEMENT FOR SLOPE AND FILL TO BE APPURTENANT TO AND RUN WITH THE LAND DESCRIBED IN TRACT I HEREINABOVE DESCRIBED, TOGETHER WITH ALL RIGHT TO ESTABLISH AND MAINTAIN THE FILL AND SLOPE APPURTENANT AND ADJACENT TO TRACT I, SAID SLOPE AND FILL EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE SOUTH LINE OF UNIVERSITY DRIVE, THE NORTHEAST CORNER OF TRACT I, ABOVE; RUNNING THENCE WITH TRACT I SOUTH 07°42'48" EAST 30.00 FEET; RUNNING THENCE SOUTH 81°47'34" WEST 25.00 FEET; RUNNING THENCE NORTH 07°42'48" WEST 40.00 FEET; RUNNING THENCE SOUTH 81°47'34" WEST 25 FEET; RUNNING THENCE NORTH 07°42'48" WEST 100.00 FEET; THENCE NORTH 81°47'34" EAST 25.00 FEET; RUNNING THENCE NORTH 07°42'48" WEST 160.00 FEET TO THE SOUTH SIDE OF UNIVERSITY DRIVE; RUNNING THENCE ALONG UNIVERSITY DRIVE NORTH 81°47'34" EAST 25.00 FEET TO THE BEGINNING.

For information purposes:

Property Address: 3703 University Drive, Durham (Durham Co.), NC

APN: 121650