

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 JUL 29 03:17:13 PM
BK:7987 PG:779-782
DEED
FEE: \$26.00
EXCISE TAX: \$7,000.00
INSTRUMENT # 2016025637
JTABRON



2016025637

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$7,000.00

Parcel Identifier Nos. 173135 and 220022 Verified by _____ County on the ____ day of _____, 2016
By: _____

Return to: Grantee

This instrument was prepared by: William W. Bunch, III, Brown & Bunch, PLLC (without title examination)

Brief description for the Index: New Parcels 1 and 2, Plat Book 196, Pages 42-45, inclusive

THIS DEED made this 29TH day of July, 2016 by and between:

GRANTOR

GRANTEE

Lakefield Farm, LLC,
a North Carolina limited liability
company

Croasdaile Farms Apartments
Owner LLC,
a Delaware limited liability
company

2451 Croasdaile Farm Parkway
Suite 101
Durham, North Carolina 27705

c/o Wills Companies
8230 Boone Boulevard
Suite 340
Vienna, Virginia 22182

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 Durham County, North Carolina and being more particularly described as follows:

Set forth on Exhibit A attached hereto and incorporated herein by this reference.

The property hereinbefore described was acquired by Grantor by instrument in Book 6801, page 698.

The property herein does not include the primary residence of Grantor.

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 those certain permitted exceptions set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Lakefield Farm, LLC,
a North Carolina limited liability company

By: *David D. Beischer*
David D. Beischer, Manager

State of North Carolina
County of Durham

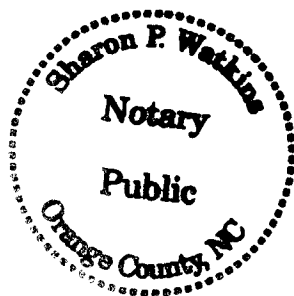
I, the undersigned Notary Public of the County and State aforesaid, certify that David D. Beischer personally came before me this day and acknowledged that he is the Manager of Lakefield Farm, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such Company, he voluntarily signed the foregoing instrument in its name on its behalf as the act and deed of such limited liability company.

Witness my hand and notarial stamp or seal, this the ~~29th~~ day of July, 2016.

My commission expires: March 4, 2021

Sharon P. Watkins
Signature of Notary Public

(SEAL)



SHARON P. WATKINS
Printed Name of Notary Public

Exhibit A

All that certain tract or parcel of land located in Durham Township, City of Durham, Durham County, North Carolina and being more particularly described as follows:

BEING ALL of New Parcel 1 containing 40.522 acres and New Parcel 2 containing 10.027 acres as shown on plat of survey entitled "Recombination and Subdivision Plat for Lakefield Farm, LLC" recorded in Plat Book 196, Pages 42 through 45, inclusive, Durham County Registry, to which recorded plat reference is hereby made for a more accurate description of the metes, bounds, courses and distances of such New Parcel 1 and New Parcel 2.

This conveyance is made and accepted subject to that certain Declaration of Covenants, Conditions and Restrictions for Croasdaile Farm, recorded in Real Estate Book 1393, at Page 137, Durham County Register of Deeds Office, as amended from time to time in the Durham County Registry, made applicable to the foregoing property by that certain Amendment Subjecting Additional Property recorded in Book 7975, Page 361, Durham County Registry, to which reference is hereby made for the terms and conditions contained therein.

Symphonypdeed.1

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2016, a lien not yet due and payable, but not yet delinquent, and subsequent years, a lien not yet due and payable.
2. Covenants, conditions, restrictions, easements and assessments recorded in Book 1393, Page 137, and as amended in the Durham County Registry, made applicable to the property conveyed herein by that certain Amendment Subjecting Additional Land recorded in Book 7975, Page 361, Durham County Registry, reference being made to the records thereof for full particulars.
3. Matters revealed by map/plat recorded in Plat Book 196, Pages 42-45, Durham County Registry.
4. Matters as shown on survey by Stewart, Ryan Davenport, P.L.S. dated 7-7-16, entitled "ALTA/NSPS Land Title Survey for: Lakefield Farm, LLC" and any easements or rights of way associated therewith, including: a. New Proposed R/W of Hillandale Road; b. Wetlands; c. 50' buffers; d. 10' setbacks; e. 15' AT&T Access Easement; f. 33' AT&T Utility Easement; g. Floodlines; h. R/W of Horton Road; i. Floodway line; j. Fiberoptic line; k. 25' sanitary sewer easement; l. 30' sewer easement; and, m. Sanitary sewer lines and manholes.
5. Thirty-foot wide sanitary sewer easement to the City of Durham recorded in Book 1076, Page 552, Durham County Registry and as shown on Plat Book 100, Pages 127 and 128 and in Plat Book 123, Page 130, Durham County Registry.
6. Deed of Easement to the City of Durham recorded in Book 1228, Page 61, Durham County Registry.
7. Easements to AT&T Communications of the Southern States, Inc. recorded in Book 1265, Page 641 and in Book 1384, Page 879, Durham County Registry, and as shown in Plat Book 108, Page 186, Durham County Registry.
8. Matters revealed by the recorded plat in Plat Book 123, Page 129-130 of the Durham County Registry; 90' Duke Power Co Easement.
9. Rights of others in and to the continued and uninterrupted flow of Mill Creek Crossing, abutting, or affecting the property conveyed herein, and also subject to riparian rights of other property owners along said creek.