

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2019 Feb 04 08:52 AM NC Rev Stamp: \$ 30800.00  
 Book: 8588 Page: 548 Fee: \$ 26.00  
 Instrument Number: 2019003203  
 DEED

FIRST AMERICAN TITLE INSURANCE COMPANY

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**EXCISE TAX: \$30,800.00**

**PARCEL IDENTIFIER NUMBER 0737-01-49-5370 AND 0737-01-49-3790**

Verified by Durham County on the \_\_\_\_\_ day of \_\_\_\_\_, 2019

By: \_\_\_\_\_

Mail/Box to: Grantee at Mailing Address

This instrument was prepared by: Ellis & Winters, LLP, 4131 Parklake Ave., Suite 400, Raleigh, NC 27612

Brief description for the Index: 3207 Stones Throw Lane, Durham, NC

THIS DEED made this 1 day of <sup>February, 2019</sup> ~~January, 2019~~, by and between

GRANTOR	GRANTEE
<p><b>STONESTHROW APARTMENTS, LLC</b>                      a North Carolina limited liability company</p> <p><u>Address:</u></p> <p><b>1026 South Main</b>  <b>Ann Arbor, MI 48104</b></p>	<p><b>STONESTHROW INVESTOR LLC</b>                      A Delaware limited liability company</p> <p><u>Address:</u></p> <p><b>1730 East Holly Avenue</b>  <b>El Segundo, CA 90245</b></p>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by deeds recorded in Book 2499, Page 658.

9 submitted electronically by "First American Title NCS- Los Angeles"  
 in compliance with North Carolina statutes governing recordable documents  
 4821 and the terms of the submitter agreement with the Durham County Register of Deeds.

None of the property herein conveyed includes 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 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 the following exceptions:

Easements, restrictions, and rights-of-way of record as well as ad valorem taxes for the current year.

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

GRANTOR:

STONESTHROW APARTMENTS, LLC  
a North Carolina limited liability company

By: [Signature]

Name: Robert E. Ward, IV

Title: Manager

State of North Carolina - County of Wake

I, Patricia F. Hutchins, the undersigned Notary Public of Wake County, state of North Carolina, certify that Robert E. Ward, IV personally appeared before me this day in his capacity as Manager of Stonestrow Apartments, LLC, a North Carolina limited liability company, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed on behalf of Stonestrow Apartments, LLC.

Witness my hand and Notarial stamp or seal this 24<sup>th</sup> day of January, 2019.

[Signature]

My Commission Expires:

Notary Public

(Affix Seal)



**EXHIBIT A****TRACT 1:**

BEGINNING at an existing concrete monument on the western line of National Institute for Environmental Health Sciences, said concrete monument marking the southwestern corner of the National Institute of Environmental Health Sciences, said monument also being located S 87 deg. 19 min. 23 sec. W, 688.14 ft. from the western right of way of Alexander Drive; thence S 02 deg. 40 min. 37 sec. E, 74.20 ft.; thence S 02 deg. 30 min. 03 sec. E, 650.67 ft. to an existing iron pipe in Burdens Creek; thence along the center of the creek along the following courses and distances; S 62 deg. 12 min. 37 sec. W, 150.42 ft.; S 72 deg. 04 min. 42 sec. W, 181.86 ft.; N 77 deg. 43 min. 54 sec. W, 151.35 ft.; S 64 deg. 21 min. 58 sec. W., 155.54 ft.; S 76 deg. 47 min. 12 sec. W, 101.55 ft.; and S 79 deg. 24 min. 38 sec. W, 28.68 ft. to a point in the eastern right of way of Alston Avenue; thence along the eastern right of way of Alston Ave.; N 11 deg. 47 min. 46 sec. W, 104.94 ft.; thence N 13 deg. 09 min. 40 sec. W, 191.71 ft.; thence leaving the eastern right of way of Alston Ave.; along the southern line of Scotts Brooke Apartments N 71 deg. 05 min. 07 sec. E. 16.80 ft. to an existing iron pin; thence along the eastern line of Scotts Brooke Apartments, N 13 deg. 28 min. 56 sec E 443.13 ft. to an existing iron pin; thence N 13 deg. 28 min. 56 sec. E. 206.20 ft. to an existing iron pin; thence N 08 deg. 34 min. 03 sec. E, 308.81 ft. to an existing iron pin, thence leaving the line of Scotts Brooke Apartments, N 85 deg. 37 min. 21 sec. E. 85.23 ft.; thence N 88 deg. 20 min. 14 sec. E, 78.68 ft. to an existing iron pin; thence N 88 deg. 20 min. 14 sec. E, 189.41 ft. to an existing concrete monument; thence S 88 deg. 51 min. 24 sec. E, 149.85 ft.; to an existing concrete monument; thence N 87 deg. 41 min. 06 sec. E, 23.14 ft. to an existing concrete monument; thence S 02 deg. 40 min. 37 sec, E, 330.33 ft. to an existing concrete monument; said point being the point and place of Beginning, containing 17.575 acres.

**TRACT 2:**

BEGINNING at an existing concrete monument being the southwestern corner of National Institute for Environmental Health Sciences property; thence N 87 deg. 19 min. 23 sec. E, 688.14 ft. to an existing concrete monument; said point being on the western right of way of T.W. Alexander Drive; thence along the western right of way of Alexander Drive, S 06 deg. 59 min. 43 sec. W, 30.00 ft. to a point; thence continuing S 08 deg. 31 min. 02 sec. W, 31.02 ft. to an iron pin; thence leaving the right of way S 87 deg. 19 min. 23 sec. W, 677.08 ft. to an iron pin on the eastern line of Stonestrow Apartments; thence N 02 deg.- 40 min. 37 sec. W, 60.00 ft. to the point of Beginning; said parcel being a rectangular tract situated from the western right of Alexander Drive and the eastern line of Stonestrow Apartments.