

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Sep 05 02:15:12 PM
 BK:8503 PG:249-254
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018031460
 EXCISE TAX: \$15,496.00
 DPUETTE



Excise Tax - \$ <u>15,496.00</u>	Recording Time, Book and Page
----------------------------------	-------------------------------

Tax Lot No.: _____ Parcel Identifier No. P/O 140171
 Verified by _____ County on the ____ day of _____, 2018 by _____

Mail after recording to: First American Title Insurance Company, Six Concourse Parkway, Suite 2000, Atlanta, Georgia 30328 Attn: Karen Kirspell

This instrument was prepared by: Scott A. Fisher, Arnall Golden Gregory LLP, 171 17th Street, NW, Suite 2100, Atlanta, Georgia 30363

Brief Description For The Index:

Parcel 1, 3.7059 acres shown on Plat 199, Page 288 and having a street address of 3312 Watkins Road, Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 4th day of September, 2018, by and between

GRANTOR	GRANTEE
LRC VII LLC, a North Carolina limited liability company 312 Cloister Court Chapel Hill, North Carolina 27514	CROWNE AT 501, LIMITED PARTNERSHIP 505 20 th Street North, Suite 1150 Birmingham, AL 35203

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

See **EXHIBIT A**, attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7904, Page 669, Durham County Public Registry.

A map showing the above described property is recorded in Map Book 199, page 287-288.

The property hereinabove described does not include the personal residence of the 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 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, except for the exceptions hereinafter stated.

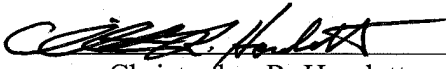
Title to the property is subject to the following exceptions:

See **EXHIBIT B**, attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, the day and year first above written.

GRANTOR:

LRC VII LLC, a North Carolina limited liability company

By: 
Name: Christopher R. Howlett
Title: Manager

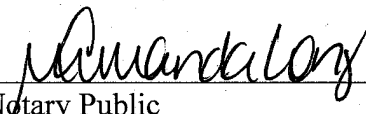
STATE OF NORTH CAROLINA

COUNTY OF ORANGE

I, M. Amanda Long, a Notary Public for the above State and County hereby certify that Christopher R. Howlett personally came before me this day and acknowledged that he is Manager of LRC VII LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of said limited liability company.

WITNESS my hand and official seal, this the 4th day of September, 2018.

My commission expires: 1/31/2023


Notary Public
Print Name: M. Amanda Long

[NOTARY SEAL]

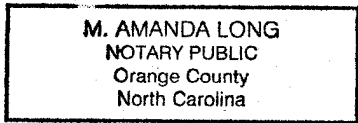


EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN THE TRIANGLE TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING NEW PARCEL 1 AS SHOWN ON THE PLAT AND SURVEY THEREOF RECORDED IN PLAT BOOK 199 AT PAGE 287 IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE SAME AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET AT THE NORTHWEST CORNER OF THE PARCEL SHOWN IN PB 199, PAGES 287-288 ON THE SOUTHERN RIGHT OF WAY OF WATKINS ROAD AND HAVING NORTH CAROLINA GRID COORDINATES OF N=801,694.08' AND E=2,002,518.46; THENCE FROM THE POINT OF BEGINNING, ALONG THE RIGHT OF WAY OF WATKINS ROAD SOUTH 84° 55' 09" EAST FOR A DISTANCE OF 206.25 FEET TO AN IRON PIPE SET; THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 44.29 FEET, A RADIUS OF 1070.29 FEET AND A CHORD BEARING SOUTH 88° 42' 11" EAST FOR A DISTANCE OF 44.28 FEET TO A CALCULATED POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00° 40' 32" WEST FOR A DISTANCE OF 642.18 FEET TO A CALCULATED POINT; THENCE NORTH 87° 47' 20" WEST FOR A DISTANCE OF 14.07 FEET TO A CALCULATED POINT; THENCE NORTH 87° 47' 02" WEST FOR A DISTANCE OF 6.66 FEET TO A CALCULATED POINT; THENCE NORTH 87° 45' 18" WEST FOR A DISTANCE OF 6.65 FEET TO A CALCULATED POINT; THENCE NORTH 87° 41' 50" WEST FOR A DISTANCE OF 6.64 FEET TO A CALCULATED POINT; THENCE NORTH 87° 36' 37" WEST FOR A DISTANCE OF 6.63 FEET TO A CALCULATED POINT; THENCE NORTH 87° 29' 41" WEST FOR A DISTANCE OF 6.62 FEET TO A CALCULATED POINT; THENCE NORTH 87° 21' 00" WEST FOR A DISTANCE OF 6.61 FEET TO A CALCULATED POINT; THENCE NORTH 87° 10' 35" WEST FOR A DISTANCE OF 6.60 FEET TO A CALCULATED POINT; THENCE NORTH 86° 58' 26" WEST FOR A DISTANCE OF 6.59 FEET TO A CALCULATED POINT; THENCE NORTH 86° 44' 32" WEST FOR A DISTANCE OF 6.58 FEET TO A CALCULATED POINT; THENCE NORTH 86° 28' 55" WEST FOR A DISTANCE OF 6.57 FEET TO A CALCULATED POINT; THENCE NORTH 86° 11' 33" WEST FOR A DISTANCE OF 6.56 FEET TO A CALCULATED POINT; THENCE NORTH 85° 52' 30" WEST FOR A DISTANCE OF 6.56 FEET TO A CALCULATED POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 61.18 FEET, A RADIUS OF 1080.50 FEET AND A CHORD BEARING NORTH 84° 05' 00" WEST FOR A DISTANCE OF 61.17 FEET TO A CALCULATED POINT; THENCE NORTH 82° 17' 33" WEST FOR A DISTANCE OF 6.61 FEET TO A CALCULATED POINT; THENCE NORTH 81° 58' 27" WEST FOR A DISTANCE OF 6.56 FEET TO A CALCULATED POINT; THENCE NORTH 81° 41' 05" WEST FOR A DISTANCE OF 6.57 FEET TO A CALCULATED POINT; THENCE NORTH 81° 25' 27" WEST FOR A DISTANCE OF 6.58 FEET TO A CALCULATED POINT; THENCE NORTH 81° 11' 34" WEST FOR A DISTANCE OF 6.59 FEET TO A CALCULATED POINT; THENCE NORTH 80° 59' 25" WEST FOR A DISTANCE OF 6.60 FEET TO A CALCULATED POINT; THENCE NORTH 80° 49' 00" WEST FOR A DISTANCE OF 6.61 FEET TO A CALCULATED POINT; THENCE NORTH 80° 40' 19" WEST FOR A DISTANCE OF 6.62 FEET TO A CALCULATED POINT; THENCE NORTH 80° 33' 22" WEST FOR A DISTANCE OF 6.63 FEET TO A CALCULATED POINT; THENCE NORTH 80° 28' 10"

WEST FOR A DISTANCE OF 6.64 FEET TO A CALCULATED POINT; THENCE NORTH 80° 24' 41" WEST FOR A DISTANCE OF 3.88 FEET TO A CALCULATED POINT; THENCE SOUTH 10° 25' 00" WEST FOR A DISTANCE OF 7.39 FEET TO A CALCULATED POINT; THENCE NORTH 79° 35' 00" WEST FOR A DISTANCE OF 27.72 FEET TO A CALCULATED POINT ON THE EASTERN RIGHT OF WAY OF HONEYCUTT DRIVE; THENCE ALONG SAID RIGHT OF WAY FOR 3 CALLS, NORTH 00° 40' 54" EAST FOR A DISTANCE OF 107.58 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 00° 48' 39" EAST FOR A DISTANCE OF 152.94 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 00° 55' 13" EAST FOR A DISTANCE OF 381.62 FEET TO AN IRON PIPE SET ON THE SOUTHERN RIGHT OF WAY OF WATKINS ROAD, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 161,208 S.F. OR 3.7059 AC.

ALL AS MORE PARTICULARLY SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR CROWNE AT 501, LIMITED PARTNERSHIP, BRANCH BANKING AND TRUST COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY BY JOHN A. EDWARDS JR., P. L. S. REGISTERED SURVEYOR LICENSE # L-2776 OF JOHN A. EDWARDS & COMPANY, DATED 9/19/2017, AND LAST REVISED AUGUST 30, 2018.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018, not yet due and payable.
2. Easements and any other facts as shown on plat recorded in Plat Book 163, Page 133, and Plat Book 199, Page 287-288, Durham County Registry.
3. Easement to Duke Power Company recorded in Book 312, Page 493, Durham County Registry.
4. Matters shown on ALTA/NSPS Land Title Survey prepared by John A. Edwards & Company Consulting Engineers and Land Surveyors, dated September 19, 2017, last revised August 29, 2018.