

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2016 Mar 10 04:14 PM NC Rev Stamp: \$ 2229.00  
Book: 7887 Page: 997 Fee: \$ 26.00  
Instrument Number: 2016007226  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,229.00

Parcel Identifier No. 0813-01-27-6061 and 0813-01-28-8143 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: Tract 1, 24.056 Acres, Plat Book 185, Pages 381 & 383 and Tract 2, 10.64 acres, Plat Book 140, Page 103

THIS DEED made this 1<sup>st</sup> day of March, 2016 by and between:

GRANTOR

GRANTEE

Lakefield Farm, LLC,  
a North Carolina limited liability  
company

SAB Valley Springs, LLC,  
a North Carolina limited liability  
company

2451 Croasdaile Farm Parkway  
Suite 101  
Durham, North Carolina 27705

5310 NC Hwy 55, Suite 101  
Durham, North Carolina 27713

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 (TRACTS THREE AND FOUR).

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 the following exceptions: 2016 ad valorem real property taxes which were prorated in conjunction with this conveyance, easements, restrictions and rights of way of record.

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 3rd day of March, 2016.

My commission expires: march 4, 2016

*Sharon P. Watkins*  
Signature of Notary Public

(SEAL)

Sharon P. Watkins  
Printed Name of Notary Public

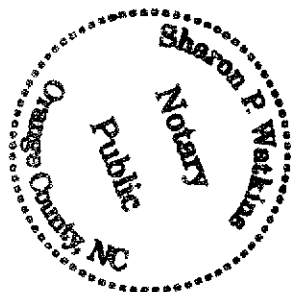


Exhibit A

All those certain parcels of tracts of land located in Durham County, North Carolina and more particularly described as follows:

BEING ALL of Tract 1, containing 24.056 acres shown as "Area Excluded from Conservation Easement" on plat of survey recorded in Plat Book 185, Pages 381 and 383, Durham County Registry and Tract 2, containing 10.64 acres shown as Tract 2 on plat of survey recorded in Plat Book 140, Page 103, Durham County Registry, to which recorded plats reference is hereby made for a more accurate description of the metes, bounds, courses and distances of such Tract 1 and Tract 2.

SABdeed.1