

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 OCT 17 01:47:01 PM
BK:7586 PG:533-537
DEED
FEE: \$26.00
EXCISE TAX: \$4,630.00
INSTRUMENT # 2014031972
SCEARNEL



2014031972

Prepared by: Thomas A. Earls, Attorney at Law
(Contract 12/#163200)

Mail to : GRANTEE

Revenue Stamps: \$ 4,630.00

Parcel I.D. No(s): #163200

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

**WARRANTY
DEED**

THIS DEED, made this 17 day of October, 2014, by and between **JOVEN GROUP FIVE**, a North Carolina Joint Venture, having an address of P.O. Box 1599, Apex, NC 27502 ("Grantors"), and, **ELLIS ROAD WEH LP, a Limited Partnership**, ("Grantee"), having an address c/o The Halle Companies, 2900 Linden Lane, Suite 300, Silver Spring, MD 20910.

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 of that certain property situated in Durham County, North Carolina and more particularly described on attached Exhibit "A".

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 1278, Page 668, in the Durham County Registry.

All or a portion of the property herein conveyed does NOT include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____, Page _____, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

Title to the property hereinabove described is subject to Restrictive Covenants of record; All general service and utility rights of way of record; Ad valorem taxes for 2014 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

JOVEN GROUP FIVE,
A North Carolina Joint Venture

By: Leonard B. Shaffer
Managing Partner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

LEONARD B. SHAFFER, MANAGING PARTNER, OF JOVEN GROUP
FIVE, A NORTH CAROLINA JOINT VENTURE (GRANTOR).

Witness my hand and official stamp or seal, this the 17 day of October, 2014.

Thomas A. Earls
Notary Public

Notary's Printed or Typed Name: THOMAS A. EARLS

My Commission Expires:

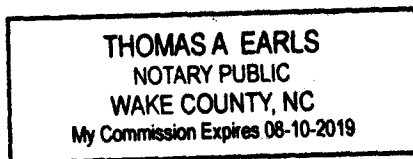


EXHIBIT A

LEGAL DESCRIPTION FOR TRACT #12
PARCEL ID#163200

BEGINNING an axle in the western right-of-way line of Norfolk & Southern Railroad (a 200'-wide Public Right-of-Way), said axle being the northeastern corner of the property of Bull City Branch, LLC (now or formerly) (see deed recorded in Book 7495, Page 788, Durham County Registry) and further known as Lot 1 of Stone Road Industrial Park (see map recorded in Plat Book 165, Page 19, Durham County Registry); runs thence with the northern line of said Bull City Branch, LLC Property and the property of Waste Industries, LLC (now or formerly) (see deed recorded in Book 2280, Page 201, Durham County Registry) North 89 degrees 49 minutes 25 seconds West 1587.96 feet to an angle iron in or near the center of a creek; runs thence with the meanders of said creek the following courses and distances: South 37 degrees 38 minutes 20 seconds West 46.37 feet to a computed point; thence North 62 degrees 38 minutes 43 seconds West 35.27 feet to a computed point; thence South 67 degrees 59 minutes 53 seconds West 68.21 feet to a computed point; thence North 05 degrees 02 minutes 02 seconds East 38.81 feet to a computed point; thence South 76 degrees 06 minutes 25 seconds West 24.47 feet to a computed point; thence South 63 degrees 20 minutes 06 seconds West 32.97 feet to a computed point; thence South 18 degrees 52 minutes 29 seconds West 30.07 feet to a computed point; thence South 74 degrees 25 minutes 01 seconds West 18.09 feet to a computed point; thence North 74 degrees 38 minutes 09 seconds West 29.73 feet to a computed point; thence South 29 degrees 57 minutes 33 seconds West 42.05 feet to a computed point; thence South 56 degrees 34 minutes 39 seconds West 39.01 feet to a computed point; thence South 10 degrees 21 minutes 44 seconds West 39.49 feet to a computed point; thence South 64 degrees 10 minutes 46 seconds West 112.22 feet to a computed point; thence North 72 degrees 05 minutes 00 seconds West 63.79 feet to a computed point; thence South 15 degrees 22 minutes 03 seconds West 34.86 feet to a computed point; thence South 62 degrees 19 minutes 24 seconds West 134.49 feet to a computed point; thence South 19 degrees 55 minutes 19 seconds West 48.15 feet to a computed point; thence South 82 degrees 19 minutes 04 seconds West 26.72 feet to a computed point; thence South 49 degrees 48 minutes 20 seconds West 83.70 feet to a computed point; thence North 83 degrees 12 minutes 53 seconds West 24.43 feet to a computed point; thence South 10 degrees 25 minutes 43 seconds West 36.28 feet to a computed point; thence South 62 degrees 44 minutes 53 seconds West 22.84 feet to a computed point; thence South 37 degrees 58 minutes 09 seconds West 39.68 feet to a computed point; thence South 82 degrees 04 minutes 19 seconds West 84.25 feet to a computed point; thence South 07 degrees 04 minutes 46 seconds West 114.19 feet to a computed point; thence North 85 degrees 53 minutes 11 seconds West 88.52 feet to a computed point; thence South 38 degrees 25 minutes 58 seconds West 103.24 feet to a computed point; thence South 80 degrees 01 minutes 31 seconds West 143.11 feet to a computed point; thence South 42 degrees 44 minutes 14 seconds West 69.67 feet to a computed point; thence South 15 degrees 04 minutes 19 seconds West 41.16 feet to a computed point; thence South 15 degrees 04 minutes 19 seconds West 40.81 feet to a computed point; thence South 81 degrees 50 minutes 31 seconds West 64.91 feet to a computed point; thence South 48 degrees 28 minutes 20 seconds West 24.97 feet to a computed point; thence South 18 degrees 10 minutes 30 seconds West 25.02 feet to a computed point; thence South 48 degrees 35 minutes 54 seconds West 44.51 feet to a computed point; thence North 78 degrees 08 minutes 06 seconds West 107.36 feet to a computed point; thence South 59 degrees 47 minutes 24

seconds West 30.11 feet to a computed point; thence North 87 degrees 16 minutes 14 seconds West 26.94 feet to a computed point; thence North 54 degrees 41 minutes 24 seconds West 40.90 feet to a computed point; thence South 62 degrees 30 minutes 23 seconds West 47.23 feet to a computed point; thence North 50 degrees 23 minutes 21 seconds West 29.73 feet to a computed point; thence South 32 degrees 48 minutes 53 seconds West 50.40 feet to a computed point; thence South 71 degrees 03 minutes 39 seconds West 71.98 feet to a computed point; thence North 61 degrees 46 minutes 13 seconds West 65.53 feet to a computed point; thence North 77 degrees 32 minutes 47 seconds West 63.27 feet to a computed point; thence North 85 degrees 17 minutes 41 seconds West 77.10 feet to a computed point in the eastern right-of-way line of NC Highway 147 (Durham Expressway); runs thence with the eastern right-of-way line of NC Highway 147 the following courses and distances: North 15 degrees 10 minutes 04 seconds West 13.83 feet to a concrete monument; thence North 10 degrees 48 minutes 16 seconds West 202.55 feet to a concrete monument; thence North 07 degrees 12 minutes 43 seconds East 483.98 feet to a concrete monument; thence North 12 degrees 09 minutes 54 seconds West 205.89 feet to a concrete monument; thence North 12 degrees 47 minutes 33 seconds West 272.31 feet to a concrete monument; thence North 02 degrees 15 minutes 13 seconds East 232.19 feet to a concrete monument; runs thence North 47 degrees 29 minutes 15 seconds East 72.90 feet to an iron pipe; thence North 01 degrees 21 minutes 49 seconds East 269.88 feet to a concrete monument; thence North 03 degrees 00 minutes 30 seconds West 425.17 feet to an iron pipe, the southwestern corner of the property of Jean G. Groom (now or formerly) (see deed recorded in Book 944, Page 101, Durham County Registry; runs thence, leaving the eastern right-of-way line of NC Highway 147, with the southern line of said Groom Property and the southern line of Lots 13-18 of Section One of Wilmont Forest (see map recorded in Plat Book 47, Page 4, Durham County Registry) South 88 degrees 56 minutes 34 seconds East 1007.04 feet to an iron pipe, a common corner of Lots 12, 13 and 18 of Wilmont Forest; runs thence with the western line of Lots 11-18 of Wilmont Forest (see map of Section Two of Wilmont Forest recorded in Plat Book 52, Page 95, Durham County Registry) and the western line of the property of Fred M. Brown (now or formerly) (see map recorded in Plat Book 91, Page 8, Durham County Registry) South 01 degrees 03 minutes 26 seconds West 939.40 feet to an iron pipe, the southwestern corner of the property of Fred M. Brown; runs thence with the southern line of the property of Fred M. Brown, South 88 degrees 56 minutes 34 seconds East 200.00 feet to an iron pipe, the southeastern corner of the property of Fred M. Brown; runs thence with the eastern line of the property of Fred M. Brown, North 01 degrees 03 minutes 26 seconds East 40.00 feet to an iron pipe; runs thence South 88 degrees 56 minutes 34 seconds East 260.00 feet to an iron pipe, the southeastern corner of Lot 9 of Section Two, Wilmont Forest; runs thence with the eastern lines of Lots 6-9 of Section Two, Wilmont Forest North 01 degrees 03 minutes 26 seconds East 399.50 feet to an iron pipe, the southwestern corner of Lot 22 of Section Four Wilmont Forest (see map recorded in Plat Book 78, Page 54, Durham County Registry); runs thence with the southern line of Lots 22 and 27 of Section Four, Wilmont Forest, South 88 degrees 56 minutes 34 seconds East 459.06 feet to an iron pipe, the southeastern corner of Lot 27 of Section Four, Wilmont Forest; runs thence with the eastern line of Lots 24-27 of Section Four, Wilmont Forest, North 01 degrees 03 minutes 26 seconds East 400.00 feet to an iron pipe, the southwestern corner of the property of Wallace R. Inscoe (now or formerly) (see map recorded in Plat Book 91, Page 8, Durham County Registry); runs thence with the southern line of the property of Wallace R. Inscoe South 88 degrees 56 minutes 34 seconds East 200.00 feet to an iron pipe, the southeastern corner of the property of Wallace R. Inscoe; runs thence with the western line of the property of Wallace R. Inscoe North 01 degrees 03 minutes 26 seconds East 99.90 feet to an iron pipe in the southern line of Section One, Wilmont Forest; runs thence with the southern line of Section One, Wilmont Forest (including Lots 1 and 2 thereof) South 88 degrees 56 minutes 34 seconds East 265.88 feet to an iron pipe, the southwestern corner of Lot 1 of Section One, Wilmont Forest in the western line of the

property of Westwood Holdings, LLC (now or formerly) (see deed recorded in Book 5666, Page 550, Durham County Registry and map of M.C. Jones Estate Home Place recorded in Plat Book 9, Page 79, Durham County Registry); runs thence with the western line of said property of Westwood Holdings, LLC South 00 degrees 39 minutes 30 seconds East 81.53 feet to an iron pipe, the southwestern corner of said property of Westwood Holdings, LLC and the northwestern corner of the property of Lucy A. Howard et al (now or formerly) (see deed recorded in Book 1499, Page 517, Durham County Registry); runs thence with the western line of said Lucy A. Howard et al property South 00 degrees 39 minutes 30 seconds East 246.00 feet to an iron pipe, the southwestern corner of said property of Lucy A. Howard et al; runs thence along the southern line of said property of Lucy A. Howard et al North 88 degrees 50 minutes 30 seconds East 765.63 feet to an iron pipe in the western right-of-way line of Norfolk Southern Railroad; runs thence with the western right-of-way line of Norfolk Southern Railroad South 19 degrees 11 minutes 46 seconds East 297.84 feet to an iron pipe; thence continuing with the western right-of-way line of Norfolk Southern Railroad in a generally southerly direction, in curve to the left having a radius of 2684.33 feet, an arc distance of 615.09 feet (chord bearing and distance: South 25 degrees 45 minutes 38 seconds East 613.75 feet) to the point and place of BEGINNING, containing 92.76 acres, more or less.

BEING all of Tract #12 as shown on plat of survey entitled "ALTA/ACSM LAND TITLE SURVEY FOR ELLIS ROAD WEH LP, City of Durham – Oak Grove Township – Durham County – North Carolina" dated August 4, 2014, prepared by MSS Land Consultants, Raleigh, North Carolina.