

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2018 Apr 02 02:03:31 PM  
BK:8395 PG:290-294

DEED  
FEE: \$26.00  
INSTRUMENT # 2018010706  
EXCISE TAX: \$14,000.00



Excise Tax: \$14,000.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 155643 & 155644  
Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

Drafted by: Amy C. Lanning

Return to: Blanco Tackabery & Matamoros, P.A., P.O. Drawer 25008, Winston-Salem NC 27114

Brief Description for the index

Forest Glen Apartments

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 29th day of March, 2018 by and between

GRANTOR	GRANTEE
<b>FORE GRANDVIEW FOREST LIMITED PARTNERSHIP</b> , a North Carolina limited partnership	<b>FF FOREST GLEN LLC</b> , a Florida limited liability company
1741 Village Center Circle Las Vegas, NV 89134	5403 West Gray Street Tampa, FL 33609

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 all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in Durham County, North Carolina, more particularly described as follows (the "Property"):

**SEE EXHIBIT A ATTACHED HERETO.**

The Property was acquired by Grantor by instruments recorded in Book 2970, Page 837, Book 2970, Page 841, and Book 2970, Page 846, Durham County Registry.

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 the Grantee in fee simple.

Grantor covenants with 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, but no further, other than the exceptions as follows:

1. Ad valorem taxes for the year 2018 and subsequent years.
2. Easements, restrictions, and covenants of record.
3. Matter that would be revealed by an accurate survey of the Property.

**[SIGNATURES BEGIN ON NEXT PAGE]**

SEPARATE SIGNATURE PAGE TO  
NORTH CAROLINA SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed, sealed and delivered as of the day and year first above written.

GRANTOR:

FORE GRANDVIEW FOREST LIMITED  
PARTNERSHIP, a North Carolina limited partnership

By: Fore Forest Glen, L.L.C., a North Carolina limited liability company, its General Partner

By: Hunter C. Bourne III  
Hunter C. Bourne III, Managing Member

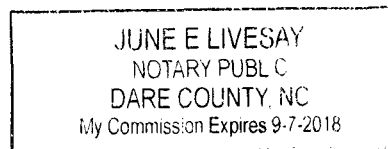
State of North Carolina County of DARE

I, a Notary Public in and for the County and State aforesaid, certify that Hunter C. Bourne III, Managing Member of Fore Forest Glen, L.L.C., General Partner of Fore Grandview Forest Limited Partnership, a North Carolina limited partnership, personally appeared before me and acknowledged to me that he signed the foregoing document.

Witness my hand and Notarial stamp or seal, this 26<sup>th</sup> day of March, 2018.

My Commission Expires: 09-07-2018  
(Affix Seal)

June E Livesay  
June E Livesay Notary Public  
Notary's Printed or Typed Name



**EXHIBIT A**  
**NORTH CAROLINA SPECIAL WARRANTY DEED**

Being all those certain lots or parcels of land lying and being situate in Durham County, North Carolina and being more particularly described as follows:

Parcel A:  
PAGE PARCEL

BEGINNING AT AN EXISTING IRON PIPE IN THE NORTH LINE OF LANDS OF CLARENCE ALLEN JR MARKING THE COMMON SOUTH CORNER OF LANDS OF RAYMOND W. PAGE AND JAMES PHILLIP PAGE, JR. AND LANDS OF WEEKS, MARKHAM ET AL, SAID CORNER HAVING NORTH CAROLINA STATE PLANE COORDINATES IN THE NAD83 PROJECTION OF Y=242443.681 METERS AND X=618824.086 METERS, SAID POINT BEING SITUATE ALONG AN AZIMUTH OF 220°38'24" FOR A GRID DISTANCE OF 13841.28 FEET (GROUND DISTANCE OF 13842.18 FEET) FROM NORTH CAROLINA GEODETIC SURVEY STATION "MURRAY", SAID STATION MURRAY HAVING NORTH CAROLINA STATE PLANE COORDINATES IN THE NAD83 PROJECTION OF Y=245645.001 METERS AND X=621371.825 METERS; THENCE WITH THE NORTH LINE OF SAID ALLEN N 89°00'16" W, 348.08 FEET TO AN EXISTING IRON PIPE IN THE LINE OF DONALD O. FOZARD, UX; THENCE WITH THE EAST LINE OF SAID FOZARD N 01°24'38" W, 43.25 FEET TO AN EXISTING IRON PIPE, NORTHEAST CORNER FOR SAID FOZARD AND THE SOUTHEAST CORNER OF LANDS OF UDI COMMUNITY DEVELOPMENT CORPORATION; THENCE WITH THE EAST LINE OF SAID UDI N 01°24'38" W, 451.01 FEET TO AN EXISTING IRON PIPE IN THE EAST LINE OF SAID UDI; THENCE CONTINUING WITH SAID UDI N 01°24'38" W, 526.08 FEET TO A DRILL HOLE SET IN THE SIDEWALK ALONG THE SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. PARKWAY AS THE SAID RIGHT OF WAY IS RECORDED IN PLAT BOOK 130 PAGE 77, PLAT BOOK 130 PAGE 87 AND PLAT BOOK 131 PAGE 107 OF THE DURHAM COUNTY REGISTRY; THENCE WITH THE SOUTH LINE OF SAID PARKWAY CLOCKWISE ALONG THE ARC OF A CIRCULAR CURVE HAVING A DELTA ANGLE OF 13°13'20", A RADIUS OF 1000.00 FEET FOR AN ARC LENGTH OF 230.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 54°42'31" E FOR A CHORD LENGTH OF 230.26 FEET TO A DRILL HOLE SET IN THE SIDEWALK ALONG THE SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. PARKWAY; THENCE CONTINUING WITH SAID PARKWAY S 48°05'51" E, 253.91 FEET TO A DRILL HOLE SET IN THE SIDEWALK ALONG THE SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. PARKWAY IN THE WEST LINE OF LANDS OF WEEKS, MARKHAM ET AL; THENCE WITH THE WEST LINE OF WEEKS, MARKHAM ET AL S 00°17'59" W, 723.48 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 7.317 ACRES, MORE OR LESS.

Parcel B:

WEEKS, MARKHAM ET AL PARCEL

BEGINNING AT AN EXISTING IRON PIPE IN THE NORTH LINE OF LANDS OF CLARENCE ALLEN JR MARKING THE COMMON SOUTH CORNER OF LANDS OF RAYMOND W. PAGE AND JAMES PHILLIP PAGE, JR. AND LANDS OF WEEKS, MARKHAM ET AL, SAID CORNER HAVING NORTH CAROLINA STATE PLANE COORDINATES IN THE NAD83 PROJECTION OF Y=242443.881 METERS AND X=618624.086 METERS, SAID POINT BEING SITUATE ALONG AN AZIMUTH OF 220°38'24" FOR A GRID DISTANCE OF 13841.28 FEET (GROUND DISTANCE OF 13842.18 FEET) FROM NORTH CAROLINA GEODETIC SURVEY STATION "MURRAY", SAID STATION MURRAY HAVING NORTH CAROLINA STATE PLANE COORDINATES IN THE NAD83 PROJECTION OF Y=245645.001 METERS AND X=621371.825 METERS; THENCE WITH THE EAST LINE OF SAID RAYMOND W. PAGE AND JAMES PHILLIP PAGE, JR. N 00°17'59" E, 723.48 FEET TO A DRILL HOLE SET IN THE SIDEWALK ALONG THE SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. PARKWAY AS THE SAID RIGHT OF WAY IS RECORDED IN PLAT BOOK 130 PAGE 77, PLAT BOOK 130 PAGE 87 AND PLAT BOOK 131 PAGE 107 OF THE DURHAM COUNTY REGISTRY; THENCE WITH THE SOUTH LINE OF SAID PARKWAY S 48°05'51" E, 689.43 FEET TO TO A DRILL HOLE SET IN THE SIDEWALK ALONG THE SOUTH RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. PARKWAY IN THE WEST LINE OF LAND OF (FORMERLY BAINBRIDGE, LTD.) THE CITY OF DURHAM; THENCE WITH THE WEST LINE OF SAID CITY OF DURHAM S 02°49'19" W, 268.60 FEET TO AN EXISTING IRON PIPE MARKING THE SOUTHWEST CORNER OF LANDS OF SAID CITY OF DURHAM, THE NORTHWEST CORNER OF LANDS OF FORTUNE BAY ASSOCIATES LLC AND THE NORTHEAST CORNER OF LANDS OF CLARENCE ALLEN JR; THENCE WITH THE NORTH LINE OF SAID ALLEN N 89°24'12" W, 503.72 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 5.833 ACRES, MORE OR LESS.