

Type: CONSOLIDATED REAL PROPERTY
Recorded: 3/1/2018 12:42:45 PM
Fee Amt: \$7,856.00 Page 1 of 5
Revenue Tax: \$7,830.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1677 PG 187 - 191

Excise Tax: \$ 7,830.00

Real Estate ID No: 20398

Prepared WITHOUT TITLE EXAMINATION OR TAX ADVICE by:

Cindy G. Oliver, a North Carolina Licensed Attorney
Morris, Russell, Eagle & Worley, PLLC
2235 Gateway Access Point, Suite 201
Raleigh, NC 27607

Delinquent taxes, if any, to be paid by the Closing Attorney to the Granville County Tax Collector upon disbursement of the closing proceeds.

After Recording: Mail to Grantee

Brief Description for the Index:

Lot 1, Plat Book 12, Pg 8

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 28th day of February, 2018, by PGP Fisher Apartments, LLC, a North Carolina limited liability company, ("Grantor") having its principal place of business at 1829 East Franklin St, Ste 800c, Chapel Hill, NC 27514-5868 to Forest Pointe Florida Partners, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 480 W. 84th Street, #201, Hialeah, FL 33014. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, the real property (the "Property") located in Granville County, North Carolina, and more particularly described on Exhibit "A" attached hereto:

Subject to:

1. Taxes and assessments for the 2018 and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; and

Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

3. Those matters set forth on Exhibit "B" attached hereto, but this reference shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

To Have and to Hold the same unto Grantee in fee simple forever.

And, except as noted above, the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons whosoever.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 28th day of February, 2018 and delivered as of the day and year first above written.

PGP FISHER APARTMENTS, LLC, a
North Carolina limited liability company

BY: Prudent Growth Partners, LLC, a North
Carolina limited liability company, Sole Manager

By: 
Thomas F. Hahn, Jr., Sole Manager

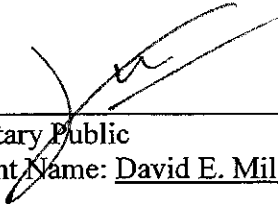
Durham County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas F. Hahn, Jr., as Manager of Prudent Growth Partners, LLC, a North Carolina limited liability company, the sole manager of PGP Fisher Apartments, LLC a North Carolina limited liability company.

Date: 02/28/2018

My Commission Expires:

07/25/2020 _____


Notary Public
Print Name: David E. Miller, III

[Affix Notary Stamp or Seal]

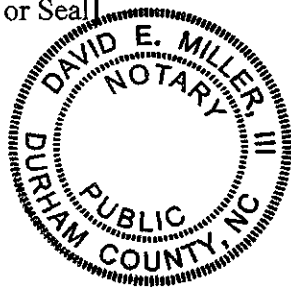


EXHIBIT "A"

LEGAL DESCRIPTION

Being Lot Number 1, Butner, North Carolina, as per plat recorded in the office of the Granville County Register of Deeds in Plat Book 12, at page 8, to which plat reference is hereby made for a more particular description of the same.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Twenty-five-foot storm drain easements, 25' sanitary sewer easement 30' Duke Power Easement, and manholes as shown on plat recorded in Map Book 12, Page 8, Map Book 12, Page 57, Map Book 13, Page 8, Granville County Registry.
2. Easement to the State of North Carolina for 10-foot sanitary sewer maintenance recorded in Book 631, Page 419, Granville County Registry, and said easement is shown in Plat Book 14, Page 33, Granville County Registry.
3. Right(s) of way in favor of Duke Power Company as recorded in Book 633, Page 551 and Book 662, Page 321, of the Granville County Registry.
4. Deed of Easement to GTE South Incorporated recorded in Book 635, Page 411 and Book 724, Page 396, Granville County Registry.
5. Right of Way Agreement to Public Service Company of North Carolina, Inc. recorded in Book 662, Page 653 and Book 666, Page 785, Granville County Registry.
6. Rights of Tenants in possession, as tenants only, under prior unrecorded written residential lease agreements.
7. Matters as shown on survey by Jonathan Murphy, Professional Land Surveying, dated November 30, 2015, and any easements or rights-of-way associated therewith, including but not limited to: (a) water metes, (b) vinyl fences, (c) 8' chainlink fences, (d) electric apparatuses, (e) fiber optic apparatuses, (f) 25' sanitary sewer easement (g) 10' sanitary sewer easement, (h) clean outs, (i) utility boxes, (j) dumpsters, (k) light poles