

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Aug 13 11:35:48 AM
BK:8486 PG:984-989
DEED
FEE: \$26.00
INSTRUMENT # 2018028303
EXCISE TAX: \$2,600.00



Excise Tax: \$2,600.00

Parcel Identifier No. 211644 (PIN 0757-01-08-4471)

Mail after recording to: Grantee

This instrument was prepared by: Kilpatrick Townsend & Stockton LLP (BFR)

Brief description for the Index: Tract B, Lot #2, Plat Book 185, Page 141

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of this 13th day of August, 2018, by and between

GRANTOR	GRANTEE
PAGE ROAD LAND LLC, a North Carolina limited liability company 610 East Morehead Street, Suite 250 Charlotte, NC 28202	LENNAR CAROLINAS, LLC, a Delaware limited liability company 1100 Perimeter Park Dr., Suite 112 Morrisville, NC 27560

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 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 more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

US2008 14360091 1

US2008 14360091 1

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 7625 at Page 819 in the Durham County Registry.

The property herein conveyed does not include the primary residence of a 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 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 on Exhibit B attached hereto and made a part hereof.

(signature appears on the following page)

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

GRANTOR:
PAGE ROAD LAND LLC, a North Carolina limited liability company

By: HM RDU IV LLC, a North Carolina limited liability company
Its Member

By: *Gregg E. Sandreuter*
Gregg E. Sandreuter, Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gregg E. Sandreuter, Manager

[insert name of person signing]

Date: 7/10/18

Susan Y. Barden
Susan Y Barden, Notary Public
(print name)

(official seal)

My commission expires: 9/15/2019

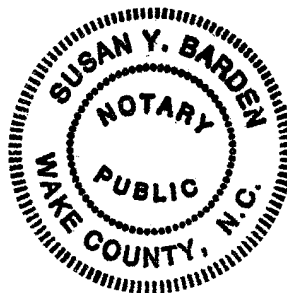


EXHIBIT A

LEGAL DESCRIPTION

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

Being all of "Tract B, Lot # 2 " consisting of approximately 8.501 acres, as shown on plat entitled Page Road Business Park Final Plat, recorded in Plat Book 185, Page 141, Durham County Registry.

SAVING, EXCEPTING AND RESERVING that certain cemetery lot together with reasonable right of ingress, egress and regress thereto from Page Road (S.R. 1973), which said cemetery is more particularly described as follows:

Commencing at NCGS Monument "N+C 1940F," said monument having the following NC Grid Coordinates: Northing= 778,877.392 and Easting= 2,051,153.035, and thence running S33°55'50" W 284.42 feet to an iron pipe found, said iron pipe having NC Grid Coordinates of N=778,641.424 and E=2,050,994.288, said point also being located on the western right of way of Page Road, and also being the southeastern corner of property belonging to Charles T. Leverett, now or formerly, as shown in Deed Book 1214, Page 556, Durham County Registry; thence running along and with the western line of Page Road the following two courses and distances: (1) S26°22'38" W 328.51 feet and (2) along a curve to the right having a radius of 17895.51 feet, an arc length of 419.22 feet, and a chord bearing and distance of S27°02'54" W 419.21 feet; thence cornering and running N43°30'07" W 311.87 feet to an iron pipe found which is the POINT AND PLACE OF BEGINNING; thence leaving the POINT AND PLACE OF BEGINNING and running the following four (4) courses and distances: (1) S81°42'41"W 34.96 feet to an iron pipe found; (2) N08°17'49"W 35.03 feet to an iron pipe found; (3) N81°55'09"E 34.95 feet to an iron pipe found; and (4) S08°18'44"E 34.90 feet to the POINT AND PLACE OF BEGINNING, containing 0.030 acres and as shown on survey entitled "Page Road Associates, LLC", drawn by Rice & Associates Civil Engineering, Planning, & Surveying, dated December 16, 2002, and being the same property described as Tract 2 on survey prepared by George C. Love, Jr. entitled "Property of The Southeast Corporation" dated January 25, 1985 (Job #20045).

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2018 and subsequent years, a lien not yet due and payable.
2. Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements for Page Road Business Park recorded in Book 6403, Page 620 of the Durham County Register of Deeds.; Amendment No.1 to Declaration of Protective Covenants, Conditions, Restrictions, Reservations, and Easement for Page Road Business Park recorded in Book 7476, Page 385 of the Durham County Register of Deeds; Second Amendment to Declaration of Protective Covenants, Conditions, Reservations and Easements for Page Road Business Park recorded in Book 7754, Pages 1-10, Durham County Register of Deeds; Assignment and Assumption of Declarant's Rights recorded March 23, 2015 at 10:22 AM in Durham County Register of Deeds, and Third Amendment to Declaration of Protective Covenants, Reservations and Easements for Page Road Business Park recorded ~~July 7~~, 2018 in Book ~~8486~~, Page ~~978~~, Durham County Register of Deeds, reference is being made to the records thereof for full particulars.
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3. Matters revealed by map/plat recorded in Plat Book 152, Page 319; Plat Pook 184, Page 290, Page 292, Page 294, Page 296, Page 320, Page 324; Page 326, and Plat Book 185, Page 141, Page 143, Page 145, Page 147, Page 149 all of the Durham County Register of Deeds including the following: a) Front building setback of 25 feet; b) Rear building setback of 10 feet; c) Maximum area of imperious surface of 5.95 acres; d) Maximum building height of 50 feet; e) 10' x 70' sight triangle(s); f) Private storm drain easement; g) Crown Parkway right of way and transition; h) Page Road (SR 1973) existing 60 foot public right of way and new 30 foot right of way; i) Cemetery retains right of ingress, egress and regress to Crown Parkway and 10 foot wide access easement; j) Existing gravel drive(s); k) Preserved Tree Coverage Area along northern lot line.
4. Right of way with Durham Public Service Company recorded in Book 121, Page 424 of the Durham County Register of Deeds.
5. Ordinance Annexing to the City of Durham an Area Hereinafter described and which Abuts Directly on the Present Corporate Boundary of the City of Durham, Under the Provisions of NCGS 160A-31 ET.SEQ. (Page Road Business Park) recorded in Book 3128, Page 978 of the Durham County Register of Deeds.
6. Memorandum of Infrastructure Escrow and Development Agreement recorded January 5, 2010 in Book 6403, Page 673 of the Durham County Register of Deeds.
7. Stormwater Facility Agreement and Covenants (Commercial Version) recorded in Book 6225, Page 898 of the Durham County Register of Deeds; Stormwater Facility Agreement and Covenants recorded in Book 7231, Page 985 of the Durham County Register of Deeds of the Durham County Register of Deeds; Amendment to Stormwater Facility Agreement recorded in Book 7751, Pages 42-48 of the Durham County Register of Deeds.
8. Right of Way Agreement with Duke Energy Carolina, LLC recorded in Book 7316, Page 75 of the Durham County Register of Deeds.
9. Matters as shown on Final ALTA Survey For Page Road Land, LLC, 4501 Crown Parkway, REF: D.B. 7625, Page 819, REF: PB 185, Page 141, Triangle Township, Durham County, North Carolina" by Michael A. Moss PLS of Cawthorne, Moss & Paciera P.C. dated February 12, 2016, and any easements or rights-of-way associated therewith:
 - a) building setbacks;
 - b) Maximum area of imperious surface of 5.95 acres;
 - c) concrete pad located in the right of way of Page Road adjacent to eastern lot line;
 - d) Maximum building height of 50 feet;

- e) 10' x 70' sight triangle(s) (PB 185, PG 145);
- f) 20' Private storm drain easement, drop inlet(s) and 24" RCPs;

- g) Crown Parkway right of way and transition;
- h) Page Road (SR 1973) existing 60 foot public right of way and new 30 foot right of way;
- i) Cemetery retains right of ingress, egress and regress to Crown Parkway and 10 foot wide access easement (PB 185, PG 145);
- j) Possible sanitary sewer 8" PVC crossing land;
- k) water vault(s), CATV vault(s), telephone pedestal(s), electric pad(s), fiber optic marker(s);
- l) Preserved Tree Coverage Area along northern lot line;
- m) right of way of Gallery Land (50' Public Right of Way) and concrete sidewalk.