

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jan 30 11:24 AM NC Rev Stamp: \$ 116000.00  
 Book: 8356 Page: 19 Fee: \$ 26.00  
 Instrument Number: 2018003186  
 DEED

NORTH CAROLINA )  
 ) **SPECIAL WARRANTY DEED**  
 DURHAM COUNTY )

Prepared by: Weatherspoon & Voltz LLP  
 Return to: Grantee  
 PIN: 8617358  
 Excise Tax: \$116,000.00  
 Brief description for the Index: Lot 2, PB 191, Page 366

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

GRANTOR	GRANTEE
<p><b>PARK PLACE MEMBERS LLC,</b>                      a North Carolina limited liability company</p> <p>whose mailing address is:</p> <p>356 Rhoden Island Drive                      Daniel Island, SC 29492                      Attn: Jeffrey L. Byrd</p>	<p><b>CENTENNIAL PARK PLACE, LLC,</b>                      a Delaware limited liability company</p> <p>whose mailing address is:</p> <p>c/o Centennial Holding Company, LLC                      3348 Peachtree Road, NE                      Suite 1000                      Atlanta, GA 30326                      Attention: Andrew Trotter</p>

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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on **EXHIBIT A** (the "Property") attached hereto and incorporated herein by reference.

Submitted electronically by "LEX TERRAE, LTD."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 7594, Page 117, Durham County Registry.

The Property herein conveyed does not include the primary residence of Grantor.

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

And Grantor covenants with Grantee, that Grantor has done nothing to title 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.

Title to the Property is subject to the following exceptions: (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable; (ii) all applicable laws (including zoning, building ordinances and land use regulations); (iii) easements, restrictions, covenants, agreements, conditions, or other matters of record; and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

Except for the warranties of title set forth above, Grantor makes no warranty or representation as to the condition of the property or any improvements thereon, including without limitation, any latent or environmental defects in the property or in any improvements thereon and the serviceability or fitness for a particular purpose of the property or any improvements thereon, and Grantee accepts the property and any improvements thereon "AS IS" without recourse against Grantor.

*[Signature page follows.]*

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name and delivered as of the date indicated on the first page of this Deed.

**GRANTOR:**

**PARK PLACE MEMBERS LLC,**  
a North Carolina limited liability company

By: Jeffrey L. Byrd  
Name: Jeffrey L. Byrd  
Title: Manager

State of South Carolina

County of Berkeley

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 above: Jeffrey L. Byrd.

Date: January 23, 2018

Joseph K. Errera  
Notary Public  
Print Name: Joseph Errera

My Commission Expires:  
6/24/2025



[Affix Notary Stamp or Seal]

**EXHIBIT A**  
*(to Special Warranty Deed)*

**Legal Description of the Property**

Lying and being situate in Triangle Township, Durham County, North Carolina and being more particularly described as follows:

BEING all of New Lot 2, containing 22.220 acres, more or less, as shown on plat entitled "Street Closing and Recombination Plat for Arrington Park Drive" dated November 9, 2011, revised June 11, 2012 and September 19, 2012, prepared by Cawthorne, Moss & Panciera, P.C., Professional Land Surveyors, and recorded in Plat Book 191, Page 366, Durham County Registry, reference to which is made for a more particular description.

TOGETHER with those rights and easements contained in that Declaration of Reciprocal Easements, Covenants and Conditions recorded in Book 3219, Page 935 and amended in Book 6951, Page 803 and Book 7338, Page 501, Durham County Registry.