

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Sep 28 04:21 PM NC Rev Stamp: \$ 9200.00
 Book: 8031 Page: 138 Fee: \$ 26.00
 Instrument Number: 2016033620
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$9,200.00

Parcel Identifier No. 0738-03-13-4803 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: _____

This instrument was prepared by: Hervey and Hervey, P.A. (without title examination)

Brief description for the Index: Triangle Village Shopping Center

THIS DEED made this 27th day of September, 2016, by and between

GRANTOR	GRANTEE
Adirondack Gardens Apartments, a New York partnership 13 Crimson Circle Troy, NY 12180	Blue Rock Capital, LLC, a North Carolina limited liability company P.O. Box 880 Four Oaks, NC 27524

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6485, Page 461.

None the property herein conveyed includes the primary residence of a Grantor.

Submitted electronically by "Harris & Hilton, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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 the Grantor covenants with the 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, other than the following exceptions:

- 1) Ad Valorem taxes for the current year and subsequent years.
- 2) All easements, covenants, and restrictions of record.
- 3) Zoning regulations and ordinances.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Adirondack Gardens Apartments,
a New York Partnership

By: Hazel M. Williams by William A. Chase
Hazel M. Williams, General Partner, by
William A. Chase, Attorney in Fact

By: Thornwood, LLC, General Partner

By: Hazel M. Williams by William A. Chase
Hazel M. Williams, Member, by
William A. Chase, Attorney in Fact

By: The Raymond E. Williams, Jr. Trust, dated
October 11, 2005, Member

By: William A. Chase
William A. Chase, Trustee

State of North Carolina - County of Wake

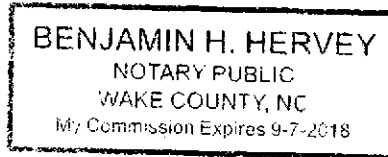
I, Benjamin H. Hervey, a Notary Public for said County and State, do hereby certify that **William A. Chase**, attorney in fact for **Hazel M. Williams, General Partner of Adirondack Garden Apartments**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said **Hazel M. Williams, General Partner of Adirondack Garden Apartments**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 7607, Page 223, in the office of the Register of Deeds in the County of Durham, State of North Carolina, on the 25th day of November, 2014, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said **William A. Chase** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Hazel M. Williams, General Partner of Adirondack Garden Apartments**.

Witness my hand and Notarial stamp or seal, this 22 day of September, 2016.

[Signature]
Notary Public
Benjamin H. Hervey
Notary's Printed or Typed Name
My Commission Expires: 9-7-2018

(Affix Seal)



State of North Carolina - County of Wake

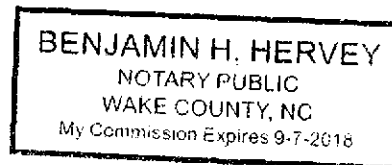
I, Benjamin H. Hervey, a Notary Public for said County and State, do hereby certify that **William A. Chase**, attorney in fact for **Hazel M. Williams, Member of Thornwood, LLC**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said **Hazel M. Williams, Member of Thornwood, LLC**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in Book 7607, Page 223, in the office of the Register of Deeds in the County of Durham, State of North Carolina, on the 25th day of November, 2014, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said **William A. Chase** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Hazel M. Williams, Member of Thornwood, LLC**.

Witness my hand and Notarial stamp or seal, this 22 day of September, 2016.

[Signature]
Notary Public
Benjamin H. Hervey
Notary's Printed or Typed Name
My Commission Expires: 9-7-2018

(Affix Seal)



State of North Carolina - County of Wake

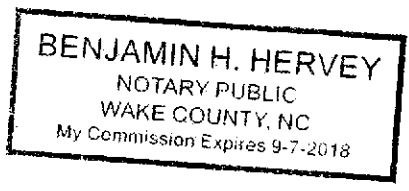
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that William A. Chase personally came before me this day and acknowledged that he is the Trustee of the Raymond E. Williams, Jr. Trust, dated October 11, 2005, a Member of Thornwood, LLC and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 22 day of September, 2016.

[Signature]
Notary Public

(Affix Seal)

Benjamin H. Hervey
Notary's Printed or Typed Name



My Commission Expires: 9-7-2018

EXHIBIT A

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

Being all of that certain 4.42 acre tract, as shown on survey entitled "ALTA/ACSM Land Title Survey, Spencer C. Young Investments, Inc., Township of Triangle, County of Durham, State of N.C.," prepared by S. D. Puckett & Associates, P.C., Professional Land Surveyors, and dated September 16, 2004, said property being more completely and accurately described as follows:

Beginning at an existing concrete right of way monument control corner located in the eastern right of way line of N.C. Highway 55, said control corner being located South 14 degrees 14 minutes 51 seconds West, 4281.09 feet from North Carolina Grid System monument "Elton," said North Carolina Grid System monument "Elton" having grid coordinates of North = 788,017.42 feet and East = 2,032,094.22 feet, and from said existing right of way monument control corner leaving the eastern right of way line of N.C. Highway 55 North 79 degrees 14 minutes 49 seconds East, 487.21 feet along the southern property line of the HPT HSD Properties Trust and Park Forty Plaza as shown on Plat Book 134, Page 133, of the Durham County Registry to an iron pipe in the western right of way line of the Durham and Southern Railroad Property; thence along and with the western right of way line of the Durham and Southern Railroad property South 04 degrees 02 minutes 54 seconds West, 532.20 feet to an iron pipe; thence leaving said western right of way line of Durham and Southern Railroad and running with the line of RTM Development Co., as shown on Plat Box 122, Page 190, Durham County Registry, North 85 degrees 57 minutes 05 seconds West, 174.00 feet to an existing iron pin; thence South 04 degrees 02 minutes 55 seconds West, 10.00 feet to an existing iron pin; thence with a curve to the left having radius of 219.56 feet, an arc length of 107.78 feet and chord length of 106.70 feet bearing South 10 degrees 00 minutes 54 seconds East to an existing iron pin; thence South 24 degrees 04 minutes 42 seconds East, 61.37 feet to an existing iron pin; thence with a curve to the right having a radius of 145.91 feet, an arc length of 31.69 feet and chord length of 31.63 feet bearing South 17 degrees 51 minutes 23 seconds East to an existing iron pin; thence South 69 degrees 03 minutes 11 seconds East, 13.45 feet to an existing iron pin; thence with a curve to the right having a radius of 157.41 feet, an arc length of 27.61 feet and a chord length of 27.57 feet bearing South 03 degrees 58 minutes 27 seconds East, to an existing iron pin in the northern right of way of N.C. Highway 54; thence with said northern right of way line of N.C. Highway 54, North 69 degrees 03 minutes 11 seconds West, 71.88 feet to an existing iron pin; thence leaving said northern right of way line of N.C. Highway 54 and running with the lines of Starwood Investments, as shown on Plat Book 122, Page 190, Durham County Registry, North 24 degrees 04 minutes 42 seconds West, 35.37 feet to an existing iron pin; thence North 65 degrees 55 minutes 18 seconds East, 11.20 feet to an existing iron pin; thence North 24 degrees 04 minutes 42 seconds West, 42.00 feet to an existing iron pin; thence with a curve to the right having a radius of 160.94 feet, an arc length of 79.01 feet and a chord length of 78.22 feet bearing North 10 degrees 00 minutes 54 seconds West to an existing iron pin; thence North 04 degrees 02 minutes 55 seconds East, 57.90 feet to an existing iron pin; thence North 85 degrees 57 minutes 05 seconds West, 78.50 feet to an existing iron pin, a corner with Luhn Four, Inc., as shown on Plat Book 122, Page 190, Durham County Registry; thence with the lines

of Luhn Four, Inc., North 04 degrees 02 minutes 55 seconds East; 75.63 feet to an existing iron pin; thence North 85 degrees 57 minutes 05 seconds West, 196.53 feet to an existing iron pin; thence South 09 degrees 54 minutes 53 seconds West, 8.04 feet to an existing iron pin; thence North 85 degrees 57 minutes 05 seconds West, 25.13 feet to an existing iron pin located in the eastern right of way line of N.C. Highway 55, thence with the eastern right of way line of N.C. Highway 55, North 09 degrees 54 minutes 51 seconds East, 47.25 feet to an existing iron pin; thence leaving said eastern right of way line N.C. Highway 55 and running with the lines of Realty Income Corp., as shown on Plat Book 122, Page 190, Durham County Registry, South 85 degrees 57 minutes 05 seconds East, 25.13 feet to an existing iron pin; thence South 09 degrees 54 minutes 53 seconds West 8.04 feet to an existing iron pin thence South 85 degrees 57 minutes 05 seconds East, 193.35 feet to an existing iron pin; thence North 04 degrees 02 minutes 55 seconds East, 132.00 feet to an existing iron pin; thence North 85 degrees 57 minutes 05 seconds West, 80.48 feet to an existing iron pin thence North 55 degrees 41 minutes 43 seconds West, 55.57 feet to an existing iron pin; thence North 85 degrees 57 minutes 05 seconds West, 48.43 feet to an existing iron pin; thence South 09 degrees 54 minutes 53 seconds West, 8.04 feet to an existing iron pin; thence North 85 degrees 57 minutes 05 seconds West, 25.13 feet to an existing iron pin in the eastern right of way line N.C. Highway 55; thence with said eastern right of way line of N.C. Highway 55, North 09 degrees 54 minutes 51 seconds East, 149.98 feet to the point and place of beginning and containing 4.42 acres more or less.