

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Dec 21 01:24:34 PM
 BK:8568 PG:378-381
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018043885
 EXCISE TAX: \$15,150.00
 SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$15,150.00

Parcel Identifier No. 140134; 206062; 206066; 206067; 140132

Mail after recording to: Grantee

This instrument was prepared by: Stark Law Group, PLLC, 5925 Farrington Road, Ste. 200, Chapel Hill, NC 27517

Brief description for the Index: 4950, 4916, 4802 & 4752 Durham-CH Blvd., & 3365 Mt. Moriah Rd., Durham

THIS DEED made this 19 day of December, 2018, by and between

Grantor	Grantee
<p>Oakridge 58 Investors, A North Carolina General Partnership</p>	<p>LRC VII LLC, a NC Limited Liability Company (a 50% undivided interest)</p> <p>and</p> <p>Durhill LLC, a NC Limited Liability Company (a 50% undivided interest)</p> <p>Together as Tenants in Common</p> <p>Mailing Address: 16122 Morehead, Chapel Hill, NC 27517</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 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 attached "EXHIBIT A"

All or a portion of the property herein conveyed ___ does / X 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 the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Ad valorem taxes for 2019 and subsequent year taxes not yet due and payable.
2. Any and all easements, restrictions and/or rights of way of record.

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

Oakridge 58 Investors, a North Carolina General Partnership


By: Yuan-Shen Huang (SEAL) By: Shu Mei Huong (SEAL)
 Yuan-Shen Huang, General Partner Shu Mei Huong, General Partner

State of NORTH CAROLINA – County of Durham

I, Gary K. Berman, a Notary Public of the County and State aforesaid, do hereby certify that **Yuan-Shen Huang** and Shu Mei Huong personally appeared before me this day and acknowledged that they are the General Partners of **Oakridge 58 Investors**, a North Carolina General Partnership, and by authority duly given, they executed the foregoing instrument in its name and on its behalf for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of December, 2018.

My Commission Expires: January 9, 2023

[Signature]
 Notary Public



“EXHIBIT A”

PARCEL 1:

Tract 11 (4950 Durham-Chapel Hill Blvd – Parcel 140134)
Tract 12 (4916 Durham-Chapel Hill Blvd – Parcel 206062)
Tract 16 (4802 Durham-Chapel Hill Blvd – Parcel 206066)
Tract 17 (4752 Durham-Chapel Hill Blvd – Parcel 206067)

LYING on the North side of 15/501 and West of New Hope Creek and BEING all of TRACT 13 containing 1.99 acres; TRACT 14 containing 1.99 acres and TRACT 15 containing 1.99 acres, according to survey and plat entitled, “Recombination Map of the Property of Oakridge 58 Investors Partners for Regions Development,” as prepared by McKim & Creed, Engineers, dated December 9, 2006 and recorded in Plat Book 178, Page 43, Durham County Registry.

See also Plat Book 182, Page 392, Durham County Registry (Recombination Survey showing adjusted internal lot line between Tracts 11 and 12).

PARCEL 2:

(3365 Mt. Moriah Rd. – Parcel 140132)

BEGINNING at an iron pipe, the Northeastern corner of the property of DeBerry & Associates (Deed Book 966, Page 443) and in the Western line of property now owned by Oakridge 58 Investors, and running thence with the North line of DeBerry, Polcaro & Others, South 89° 58' 14" West 719.55 feet to a point, the Southeastern corner of Parcel No. 1 as shown in Deed Book 1267, Page 316; running thence with the Eastern line of said Parcel No. 1 North 15° 15' 13" East 423.76 feet to a point, the Northeast corner of said Parcel No. 1; running thence a new line through the land of Wallace (Deed Book 1244, Page 529), North 26° 57' 41" West 552.94 feet to a point, a new corner in the Southern line of Duke Power Company property (Deed Book 324, Page 557); running thence with the Southern line of Duke Power, North 73° 37' 03" East 428.18 feet to an iron pipe, the Southeast corner of said Duke Power Company property and the Southwest corner of other property of Oakridge 58 Investors; thence with the Southern line of said Oakridge 58 Investors property, North 73° 10' 01" East 465.99 feet to an iron pipe, the corner in the line of Oakridge 58 Investors; thence with the Western line of said property, South 00° 05' 46" East 1157.02 feet to an iron pipe, the point and place of BEGINNING, containing 17.01 acres, more or less, as surveyed by Stephen E. Wilson, R. L. S., October 26, 1987.

TOGETHER with a perpetual easement and right of way being 60 feet in width over and across the remaining property of Wallace to and from S.R. 1113 for the purposes

of providing a means of perpetual ingress, egress and regress and for the installation and maintenance of utilities, the centerline of which easement and right of way is more particularly described as: BEGINNING at a point in the Western line of the 17.01 acre tract hereinabove described, said point being South 26° 57' 41" East 298.48 feet from the Southeastern corner of the Duke Power Company property (Deed Book 324, Page 557), and the centerline running thence the following courses and distances: North 89° 11' 29" West 259.58 feet to a point, thence with a curve to the left (counter clockwise) 284.92 feet along the arc, said curve having a radius of 368.70 feet and a chord bearing of South 68° 40' 12" West 277.88 feet to a point, thence South 46° 31' 54" West 190.63 feet to a point, thence with a curve to the right (clockwise) 196.53 feet along the arc, said curve having a radius of 390.63 feet and a chord bearing South 60° 56' 41" West 194.46 feet to a point, thence South 75° 21' 26" West 216.00 feet to a point in the Eastern right of way of S.R. 1113, said point being South 12° 45' 22" East 30.02 feet from the Southwestern corner of a tract belonging to Wilcox (Deed Book 1136, Page 15), according to survey by Stephen E. Wilson, R. L. S., October 26, 1987. For further reference and chain of title see Deed Book 1411, Page 39, Durham County Registry.