

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 MAY 23 12:37:29
BK:7935 PG:832-835
DEED
FEE: \$26.00
EXCISE TAX: \$3,000.00
INSTRUMENT # 2016016181
MDEGREE



2016016181

Excise Tax: \$ 3,000.00

A portion of PIN 0833-02-49-1423

This document was prepared by: Tanya D. Locklair, The Banks Law Firm, P.A., P.O. Box 14350, Research Triangle Park, NC 27709-4350 After recording mail to: Pedcor Investments-2015-LXXXVI, L.P., 770 3rd Avenue, S.W., Carmel, IN 46032

Mail tax bill to: Pedcor Investments, A Limited Liability Company, P.O. Box 574, Carmel, Indiana 46032-0574

GENERAL WARRANTY DEED

THE GRANTOR, 500 Danube Lane, LLC, 50 Old Ivy Road, Suite 150, Atlanta, GA 30342, has and by these presents does grant, bargain, sell and convey unto **Pedcor Investments-2015-LXXXVI, L.P., an Indiana limited partnership**, One Pedcor Square, 770 3rd Avenue S.W., Carmel, County of Hamilton, Indiana 46032-0574 ("Grantee"), for consideration in hand paid, the real estate described on Exhibit A, attached hereto and made a part hereof, situated in Durham County, North Carolina, in FEE SIMPLE.

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 as follows: (i) that Grantor is lawfully seized and possessed of the aforesaid real estate; (ii) that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated; and that (iii) Grantor has the right to sell and convey the same in fee simple to Grantee as aforesaid.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes, dues and assessments for the year 2016, and subsequent years, not yet due and payable.
2. All restrictions, easements, rights-of-way, permits of record, if any, as described on Exhibit B attached hereto and made a part hereof.

Exhibit A

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

New Lot 1, as shown on the plat entitled "Briar Green Apartments Subdivision Plat, recorded in Plat Book 196, Pages 4-8, Durham County Registry.

Exhibit B
Permitted Exceptions

1. Building restriction lines, easements, shown on map or plat recorded in Plat Book 8, Page 226; Plat Book 157, Page 219; Plat Book 174, Page 398; Plat Book 177, Page 261 and Plat Book 177, Page 264, in Durham County Registry.
2. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 1504, Page 411, in the aforesaid Registry's Office, as shown on the survey prepared by Ronald T. Frederick of the John R. McAdams Company, Inc. dated April 1, 2015, last revised March 8, 2016 as Project No. PCI15000.
3. Right of Way Agreement executed by and between Durham Properties and Department of Transportation recorded in Book 2013, Page 514, in the aforesaid Registry's Office, as shown on the survey prepared by Ronald T. Frederick of the John R. McAdams Company, Inc. dated April 1, 2015, last revised March 8, 2016 as Project No. PCI15000.
4. Easement(s) or right(s)-of-way in favor of Durham Public Service Company recorded in Book 121, Page 60 and in Book 121, Page 593, in the aforesaid Registry's Office.
5. Stormwater Facility Agreement by and between 500 Danube Lane, LLC and the City of Durham, dated March 7, 2016 and recorded April 15, 2016, in Book 7910, Page 273, in the Register of Deeds of Durham County, North Carolina.