

4h



20190221000030210 DEED  
Bk:RB6580 Pg:138  
02/21/2019 03:35:19 PM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$5010.00

*aw*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$5,010.00

Return To:

Parcel Identifier No. 9863-79-8177  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

*aw*

Moss Woods PLLC  
4035 Premier Drive Ste 205  
High Point, NC 27265

**Mail/Box to: Grantee**

This instrument was prepared by: Heather McDowell Esq., Ellinger & Carr PLLC, 2840 Plaza Place, Suite 475, Raleigh, NC 27612.

Brief description for the Index: Gateway Village Apartments, 400 Lakeside Drive, Hillsborough NC, PB51-177

THIS DEED made this 20 day of February, 2019 by and between

GRANTOR	GRANTEE
QNP GATEWAY VILLAGE LLC a North Carolina limited liability company 5184 Iron Gate Road Bloomfield Hills, MI 48304	GATEWAY VILLAGE APARTMENTS, LLC a North Carolina limited liability company 3245 Loch Ness Drive Lexington, KY 27615-6417

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, parcel of land or condominium unit situated in Hillsboro Township, Orange County, North Carolina and more particularly described on **Exhibit A** attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book RB5078, Page 117, Orange County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 51, Page 177 in the Orange County Registry.



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 listed on Exhibit B attached hereto and incorporated herein.

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

QNP GATEWAY VILLAGE LLC  
a North Carolina limited liability company

By: Preservation Housing Partners  
a Michigan nonprofit corporation  
Its: Sole Member

By: *Robert S. Diedrich* [SEAL]  
Robert S. Diedrich, President

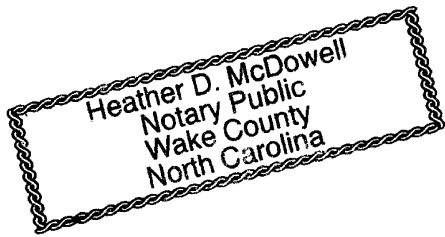
STATE OF North Carolina  
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Robert S. Diedrich personally came before me this day and acknowledged that he is the President of Preservation Housing Partners, a Michigan nonprofit corporation, sole member of QNP GATEWAY VILLAGE LLC, a North Carolina limited liability company, 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 1<sup>st</sup> day of February, 2019.

My Commission Expires: 1/27/2024

*Heather D. McDowell*  
Heather D. McDowell Notary Public

(Affix Seal)





**EXHIBIT A  
LEGAL DESCRIPTION**

TAX PARCEL# 9863-79-8177

All that tract or parcel of land lying and being in Hillsborough Township, Orange County, North Carolina and being more particularly described as follows:

BEGINNING at an iron pin, said iron pin having North Carolina grid coordinates: X= 1,968,481.929 and Y= 838,847.016; running thence North 60° 14' 46" West 81.95 feet to a point; running thence North 68° 56' 21" West 150.01 feet to a point; running thence North 83° 42' 52" West 955.85 feet to a point; running thence North 00° 55' 5" East 469.65 feet to a point; running thence North 1° 1' 40" East 16 feet to a point; running thence South 68° 44' 36" East 1,300.06 feet to a point; running thence South 11° 14' 40" West 196.95 feet to a point; running thence South 44° 14' 9" West 28.35 feet to a point and the point of BEGINNING.



**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. The lien of all taxes for the year 2019, not yet due and payable, and subsequent years.
2. Declaration of covenants recorded in Book 398, Page 448, Orange County Registry; as affected by instrument recorded in Book 797, Page 120, Orange County Registry and any amendments and/or supplements thereto.
3. Declaration of covenants recorded in Book 337, Page 336, Orange County Registry.
4. Accommodation Agreement recorded in Book 5078, Page 155, Orange County Registry, and any amendments and/or supplements thereto.
5. Matters shown on plat recorded in Plat Book 51, Page 177, Orange County Registry.
6. Easement in favor of Senate Properties, Inc. recorded in Book 768, Page 605, Orange County Registry.
7. Easement in favor of Duke Power Company recorded in Book 236, Page 380, Orange County Registry.
8. Easement in favor of Duke Power Company recorded in Book 767, Page 412, Orange County Registry.
9. Easement in favor of State Highway Commission recorded in Book 241, Page 10, Orange County Registry.
10. Slope and Berm Easement Agreement recorded in Book 768, Page 594, Orange County Registry, as affected by instrument recorded in Book 812, Page 50, Orange County Registry.
11. Conditional Use Permits recorded in Book 378, Page 114, Book 389, Page 262, and Book 390, Page 237, Orange County Registry.
12. Agreement recorded in Book 768, Page 566, Orange County Registry.
13. Use Agreement recorded in Book 4245, Page 123, Orange County Registry, as affected by instrument recorded in Book 5078, Page 146, Orange County Registry.
14. General Release and Assumption Agreement recorded in Book 5078, Page 173, Orange County Registry.
15. The rights of apartment tenants in possession, as apartment tenants only, under prior written but unrecorded leases without rights or options to purchase.
16. The following matter(s) as shown on survey prepared by Stephen M. Cain and any easement(s) or right(s)-of-way associated therewith:
  - a. Various utility lines, underground telephone lines, underground, electric lines, underground gas lines, underground water lines, telephone pedestals, water valves, storm manholes, light poles, fire hydrants, cable boxes, transformer pads, transformers, curb inlets, and mail boxes, located on the Land;
  - b. encroachment listed in Box 5Ciii letter A, site sign located over property line.