

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,605.00

Parcel Identifier No. 153910-46-5253

The preparer of this Deed, a North Carolina licensed attorney, hereby certifies that any and all delinquent property taxes applicable to the subject property shall be paid from the closing proceeds.

Prepared by and Return to: Daniel Sroka, Esq., Daniel Sroka PC, P.O. Box 142, Madison, North Carolina 27025

Brief description for the Index: Approximately 9.96 acres, Benson

THIS DEED made as of the 15th day of December, 2016, by and between

GRANTOR	GRANTEE
<p>HOI LIMITED PARTNERSHIP OF BENSON, a North Carolina limited partnership</p> <p>324 W. Wendover Avenue, #207 Greensboro, North Carolina 27408</p>	<p>THE HEDGES NC LIMITED PARTNERSHIP, a North Carolina limited partnership</p> <p>4600 Dundas Drive Greensboro, North Carolina 27407</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successor, 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 the City of Benson, Banner Township, Johnston County, North Carolina and more particularly described as

follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by Instrument recorded in Book 1292, Page 488.

All or a portion of the property described herein does not include the primary residence of the 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 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 ad valorem taxes for the current and subsequent years, those Permitted Exceptions set forth in Exhibit "B" attached hereto and incorporated herein by reference, and zoning ordinances affecting the above-described property.

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

GRANTOR:

HOI Limited Partnership of Benson,
a North Carolina limited partnership

By: Housing Opportunities, Inc.,
Its General Partner

By: Terri M. Gunn
Terri M. Gunn, Vice President

GUILFORD COUNTY

STATE OF NORTH CAROLINA

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Terri M. Gunn.

Date: 12-14 GLENNON, 2016
(Official Seal)
NOTARY

My commission expires

5-31-17

Ruth A. Glennon
Official Signature of Notary

Ruth A. Glennon, Notary Public
Printed or typed name

EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at a cement monument located in the southern margin of the right-of-way of Hales Street at the intersection of the western margin of the right-of-way of proposed Ryals Street (shown as an unnamed street in the map of the I. B. Tart Property recorded in Plat Book 13 at Page 93, Johnston County Registry), thence South $39^{\circ} 30'$ West 693.70 feet to a cement monument; thence North $50^{\circ} 30'$ West 971 feet to a cement monument; thence North $44^{\circ} 00'$ East 26 feet to an iron pipe in Driving Branch; thence with the Driving Branch the following courses and distances: North $1^{\circ} 22'$ East 74 feet to an iron pipe, North $02^{\circ} 24'$ West 379.03 feet to a cement monument; thence leaving Driving Branch South $50^{\circ} 30'$ East 1,177.67 feet to a cement monument; thence North $39^{\circ} 30'$ East 326 feet to a cement monument in the southern margin of the right-of-way of Hales Street; thence South $51^{\circ} 36'$ East 90.01 feet to a cement monument, the place and point of BEGINNING containing 9.96 acres as shown on the map prepared by C & T Surveys Inc.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Declaration of covenants, conditions, restrictions, easements, charges, assessments and liens recorded in Book 1393, Page 420 and any amendments and/or supplements thereto.
2. Easement(s) or right(s)-of-way in favor of Carolina Power & Light Company recorded in Book 541, Page 243.
3. Easement(s) or right(s)-of-way in favor of Carolina Telephone and Telegraph Company recorded in Book 567, Page 277.
4. Rights of tenants, as tenants only, under unrecorded leases of one year or less with no purchase rights.
5. Matters shown on survey by Homer S. Wade, P.L.S., dated October 3, 2016.
6. Discrepancies, variances, shortages or overages in the acreage of the Land described herein.
7. Accretion, erosion, reliction, and avulsion associated with, and riparian rights of others incidental to, any creeks, streams, branches, or rivers coursing or forming any boundary to the Land.
8. Deed of Trust in favor of United States of America, acting through United States Department of Agriculture recorded in Book 1292, Page 491; including covenants, conditions, restrictions, easements, charges, assessments and liens.
9. Deed of Trust in favor of United States of America, acting through United States Department of Agriculture recorded in Book 825, Page 392; including covenants, conditions, restrictions, easements, charges, assessments and liens.