

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2013 JUN 04 04:30:15 PM
BK:7283 PG:127-130
DEED
FEE: \$25.00
EXCISE TAX: \$5,200.00
INSTRUMENT # 2013020923
SCEARNEL



2013020923

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,200.00

Parcel ID: 103351

This instrument was prepared without benefit of title search by Morris Manning & Martin, LLP, PO Box 12768, RTP, NC 27713.

Mail after recording to: Faggert & Frieden PC, ATTN: Michael H. Nuckols, 222 Central Park Avenue, Suite 1300, Virginia Beach, VA 23462

Brief description for the Index:

501 Willard Street, formerly 300 Jackson St. and 501 Willard St., Durham, Durham County, North Carolina

THIS DEED is made this 3rd day of June, 2013, by and between:

GRANTOR

WHETSTONE, LLC
A North Carolina limited liability company
PO Box 3658
Durham, NC 27702

GRANTEE

AH DURHAM APARTMENTS, LLC
a Virginia limited liability company
222 Central Park Ave., Suite 2100
Virginia Beach, VA 23462

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. partnership

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

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 5460, Page 76, Durham 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, except for exceptions stated herein. Title to the aforescribed parcels is conveyed subject to the following:

SEE EXHIBIT B

Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: the Property conveyed herein does not include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized manager the day and year first above written.

GRANTOR:
WHETSTONE, LLC,
a North Carolina limited liability company

BY: GREENFIRE REAL ESTATE HOLDINGS, LLC,
its Managing Member

By: Michael Lemanski
Michael Lemanski, Manager

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Michael Lemanski, Manager of Greenfire Real Estate Holdings, LLC, Managing Member of Whetstone, LLC.

Witness my hand and official stamp or seal, this the 3 day of June, 2013.
(Official Seal)

Jacqueline B Jensen
Notary Public
My commission expires: _____

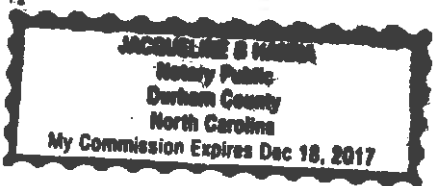


Exhibit A

Legal Description

300 Jackson Street, Durham, North Carolina 27701

That real property situated in Durham County, North Carolina with a property address of 300 Jackson Street, Durham, North Carolina 27701 (with Parcel Reference Number: 103351 and PIN: 0821-12-77-6140) more particularly described as follows:

BEGINNING at an existing iron pipe located on the southern margin of right of way of Jackson Street, having a 60 ft public right of way, and being a common corner with the northern most corner of the property belonging to University Properties of N.C., LLC (see Deed Book 2175 at page 978); thence running along a western line of the University Properties of N.C., LLC property S 30° 47' 57" W, 90.62 ft to a new iron pin; thence continuing along the western line of the University Properties of N.C., LLC property S 27° 33' 57" W, 158.72 ft to a new iron pin; thence running along a northern line of the University Properties of N.C., LLC N 59° 12' 03" W, 113.65 ft to an existing iron pin found, said iron found being the southeastern corner of Lot 3 as shown in Plat Book 58, at page 5; thence running along the eastern line of Lot 3 N 00° 19' 37" W, 249.62 ft to a new iron pin found on the southern margin of the aforesaid Jackson Street; thence along the southern margin of right of way of Jackson Street N 89° 44' 53" E 15.00 ft to an existing iron pin; thence continuing along the southern margin of right of way of Jackson Street along a curve to the right having a radius of 190.37 ft, an arc length of 103.22 ft and being subtended by a chord bearing and distance of S 74° 48' 03" E, 101.96 ft to an existing iron pin and thence S 59° 19' 03" E, 122.68 ft to an existing iron pin, said iron being the point and place of BEGINNING, containing 43,826 square feet or 1.01 acres and being all of Lot 2 as shown on that plat entitled "ALTA/ACSM Land Title Survey for: Whetstone, LLC" by S. D. Puckett & Assoc., Inc. dated November 29, 2006.

The above described property is subject to the sanitary sewer easement shown in said Plat Book 58 at page 5, which easement runs along and is located in the Southeast corner of Lot 2, and the terms and conditions of said easement are set out in a certain document entitled "Declaration of Terms and Conditions of Certain Easements in favor of the City of Durham for Sanitary Sewer Outfalls located on property of the Redevelopment Commission of the City of Durham", which document is duly recorded in the office of the Register of Deeds of Durham County in Deed Book 349 at page 675, reference to which is hereby made for a more particular description of terms and conditions of easements.

And

501 Willard Street, Durham, North Carolina 27701

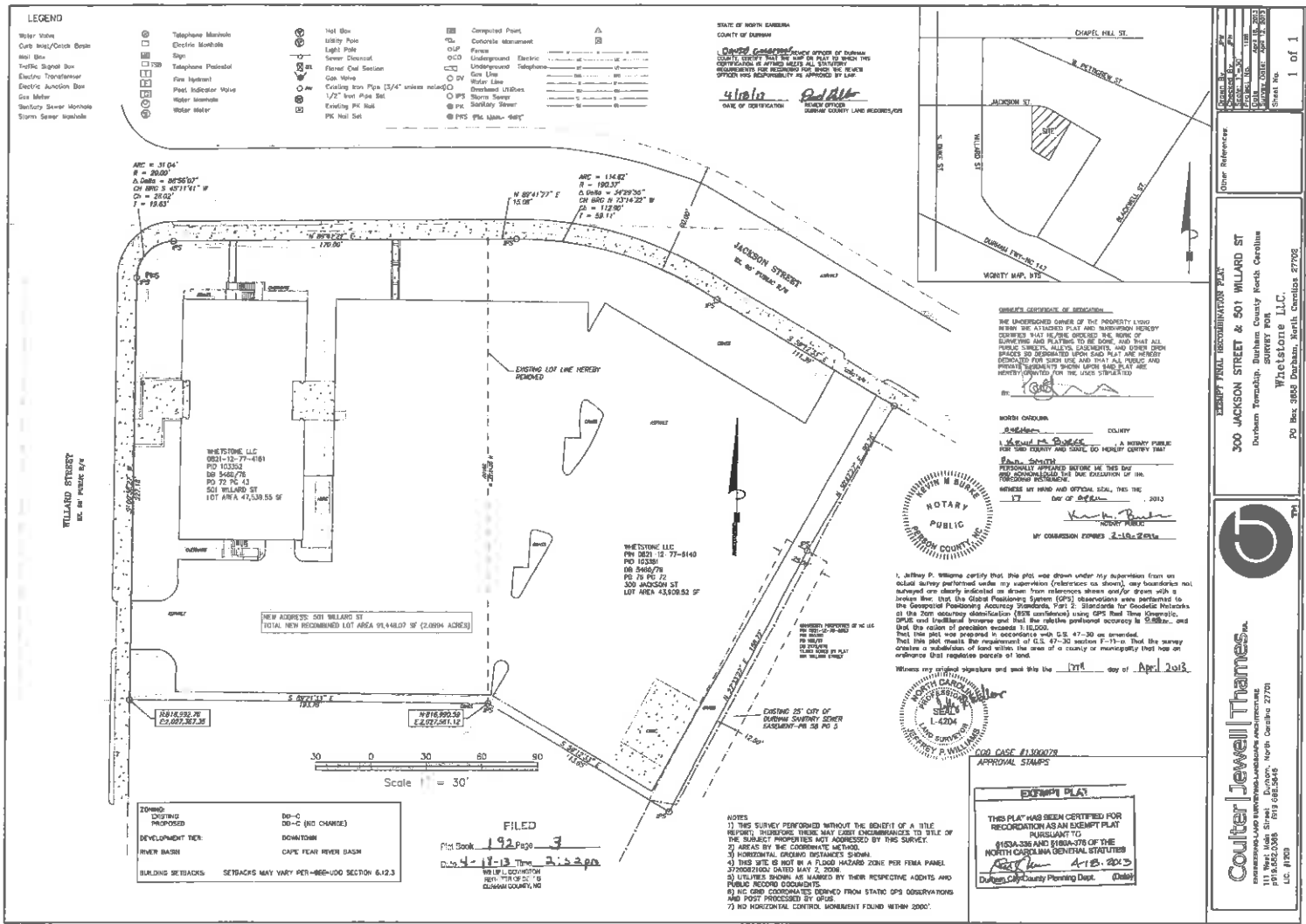
That real property situated in Durham County, North Carolina with a property address of 501 Willard Street, Durham, North Carolina 27701 (with Parcel Reference Number: 103352 and PIN: 0821-12-77-4161) more particularly described as follows:

BEGINNING at a new iron pin located on the southern margin of right of way of Jackson Street, having a 60 ft public right of way, said iron being the northwestern corner of Lot 2 as shown on Plat Book 58 at page 5; thence running along the western line of Lot 2 S 00° 19' 37" E, 249.62 ft to an existing iron pin being the southwestern corner of Lot 2; thence running along a northern line of the property belonging to University Properties of N.C., LLC (see Deed Book 2175 at page 978) N 89° 22' 00" W, 193.74 ft to an existing iron pin located on the eastern margin of right of way of Willard Street, having a 60 ft public right of way; thence running along the eastern margin of right of way of Willard Street N 00° 38' 00" E, 227.15 ft to a new iron pin where the eastern margin of right of way of Willard Street begins to curve into the southern margin of right of way of the aforesaid Jackson Street; thence along a curve to the right having a radius of 20.00 ft, an arc length of 30.81 ft and being subtended by a chord bearing and distance of N 45° 17' 46" E, 27.85 ft to an existing iron pin located on the southern margin of right of way of Jackson Street; thence running along the southern margin of right of way of Jackson Street N 89° 44' 53" E, 170.00 ft to a new iron pin, said iron being the point and place of BEGINNING, containing 47,473 square feet or 1.09 acres and being all of Lot 3 as shown on that plat entitled "ALTAJACSM Land Title Survey for: Whetstone, LLC" by S. D. Puckett & Assoc., Inc. dated November 29, 2006.

Exhibit B

Exceptions

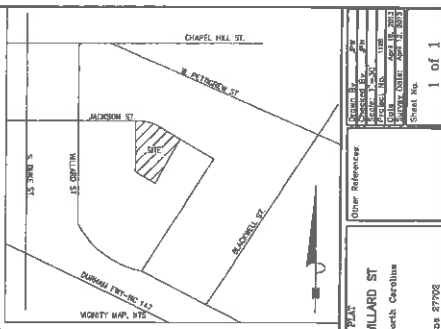
1. Taxes for the year 2013, and subsequent years, not yet due and payable.
2. Subject to matters shown on recorded Plat Book 192 at Page 3, Durham County Registry including 25 foot City of Durham sanitary sewer easement located on the Land.
3. Declaration of Terms and Conditions of Certain Easements in favor of the City of Durham for Sanitary Sewer Outfalls Located on Property Owned by the Redevelopment Commission of the City of Durham recorded in Book 349, Page 675, Durham County Registry.
4. Plat of survey by Jeffrey P Williams, [P.L.S.], dated 6/3/13.



LEGEND

- | | | | |
|-------------------------|----------------------|--|-----------------------|
| Water Main | Telephone Mainline | Hot Box | Computed Point |
| Curb Inlay/Curb Edge | Electric Mainline | Utility Pole | Control Monument |
| Man Box | Sign | Sewer Cleanout | Flare |
| Traffic Signal Box | Telephone Pole/Post | Light Pole | Underground Electric |
| Electric Transformer | Fire Hydrant | Flower Calf Section | Underground Telephone |
| Electric Junction Box | Fire Inspector Vault | Gas Valve | Gas Line |
| Size Meter | Water Mainline | Cracking Iron Pipe (3/4" unless noted) | Water Line |
| Sanitary Sewer Mainline | Water Meter | 1/2" Iron Pipe Std | Overhead Utility |
| Storm Sewer Mainline | | Electric Pk. Box | Storm Sewer |
| | | PK. Hot Set | Sanitary Sewer |
| | | | PKS 6" to 18" - 60" |

STATE OF NORTH CAROLINA
 COUNTY OF DURHAM
 L. JAMES GILBERT, JR.
 41812
 DATE OF CERTIFICATION
 DURHAM COUNTY LAND RECORDS/CLERK



OWNER'S DECLARATION OF INTENTION
 THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN WITHIN THE ATTACHED PLAT AND SUBSEQUENT SURVEY CERTIFIES THAT HE/HIS DEEDS THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC RIGHTS, ALLEYS, EASEMENTS, AND OTHER GRANT RIGHTS OR INTERESTS SHOWN ON THIS PLAT ARE HEREBY IDENTIFIED FOR THE USE AND THAT ALL PUBLIC AND PRIVATE RIGHTS SHALL BE FULLY MAINTAINED AND HEREBY GUARANTEED FOR THE USES SPECIFIED.
 BY: [Signature]
 NORTH CAROLINA
 COUNTY OF DURHAM
 I, [Signature], a duly qualified and sworn surveyor for the County and State of North Carolina, have personally supervised the making of this survey and have caused it to be made in accordance with the provisions of the laws of the State of North Carolina.
 MY COMMISSION EXPIRES 2-16-2013



EXEMPT PLAT
 THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO G.S. 160A-336 AND 160A-337 OF THE NORTH CAROLINA GENERAL STATUTES.
 Durham County Planning Dept. [Signature]

ARC = 31.04"
 R = 20.00'
 Δ Delta = 89°55'07"
 Ch = 4071.911"
 Ch = 25.02'
 T = 19.63'

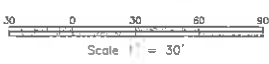
ARC = 114.82"
 R = 190.37'
 Δ Delta = 54°29'26"
 Ch = 2274.221"
 Ch = 112.80'
 T = 58.11'

WHEATSTONE LLC
 PO BOX 12-77-4181
 PO BOX 103332
 DB 5462/78
 PO BOX 43
 501 WILLARD ST
 LOT AREA 47,539.55 SF

WHEATSTONE LLC
 PO BOX 12-77-8140
 PO BOX 102200
 DB 5462/78
 PO BOX 72
 300 JACKSON ST
 LOT AREA 43,038.92 SF

NEW ADDRESS: 501 WILLARD ST
 TOTAL NEW RECOMMENDED LOT AREA 91,448.07 SF (2.0994 ACRES)

N 89°41'27" E 170.00'
 S 89°41'27" E 170.00'
 N 89°41'27" E 170.00'
 S 89°41'27" E 170.00'



ZONING	EXISTING	PROPOSED	NO-C	NO-C (NO CHANGE)
DEVELOPMENT TYPE	RESIDENTIAL	DOWNTOWN	CAPE FEAR RIVER DASH	
BUILDING SETBACKS	SETBACKS MAY VARY PER 406C-100 SECTION 6.1.3			

FILED
 Plat Book 192 Page 3
 Date 4-18-13 Time 2:22pm
 NEW PLAT DIVISION
 101 W. HIGGINS ST.
 DURHAM, NC 27701

- NOTES**
- 1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE RECORDS SEARCH. THERE MAY EXIST ENCUMBRANCES TO TITLE OF THE SUBJECT PROPERTIES NOT ADDRESSED BY THIS SURVEY.
 - 2) AREAS BY THE COORDINATE METHOD.
 - 3) HORIZONTAL CURVED DISTANCES SHOWN.
 - 4) THIS SITE IS NOT IN A FLOOD HAZARD ZONE PER FEMA PANEL 1700001001G DATED MAY 5, 2006.
 - 5) UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENCIES AND PUBLIC RECORD DOCUMENTS.
 - 6) ALL CURV COORDINATES DERIVED FROM STATIC GPS OBSERVATIONS AND POST PROCESSED BY GPS.
 - 7) NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.

Plat Book 192 Page 3
 Date 4-18-13 Time 2:22pm
 NEW PLAT DIVISION
 101 W. HIGGINS ST.
 DURHAM, NC 27701

Owner Reference
 300 JACKSON STREET & 501 WILLARD ST
 Durham Township, Durham County, North Carolina
 WHEATSTONE LLC
 PO Box 3888 Durham, North Carolina 27702

Coulter Jewell Thames
 ENGINEERS, ARCHITECTS, PLANNERS, AND SURVEYORS
 2770 NORTH CAROLINA STREET, SUITE 200, DURHAM, NC 27701
 P: 919.482.2085 F: 919.482.3548
 LIC # 1183