

DATA BASE
Hampton Point - Hills
Good Comp
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RM

BML



2014011600008410 DEED
Bk:RB5744 Pg:211
01/16/2014 09:35:51 AM 1/4

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$400.00

NO

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No. 9873498991. Verified by Orange County on the ___ day of _____, 2014 by _____

This instrument was prepared by: K&L Gates LLP, Hearst Tower, 214 North Tryon Street, 47th Floor. Charlotte, North Carolina 28202 (William N. Harris, Esq.)

Mail after recording to: Grantee

Brief description for the Index:

Lot 5 (Plat Book 97, Page 134)
Hampton Pointe Shopping Center

THIS DEED made this 4th day of January, 2014, by and between

GRANTOR	GRANTEE
<p>SOUTHSTAR HOLDINGS-HILLSBOROUGH I, LLC, a North Carolina limited liability company; and</p> <p>SBBH INVESTMENTS, LLC, a North Carolina limited liability company,</p> <p>as tenants in common</p> <p>c/o Tribek Properties, Inc. 2820 Selwyn Avenue, Suite 425 Charlotte, North Carolina 28209</p>	<p>A&E DEVELOPMENTS, LLC, a North Carolina limited liability company</p> <p>2601 Littleleaf Lane Hillsborough, NC 28278</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. The property herein conveyed does not include the primary residence of Grantor.



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 Township of Hillsborough, County of Orange, State of North Carolina and more particularly described as follows:

See Exhibit A attached hereto.

The property hereinabove described (the "Property") was acquired by Grantors by deeds recorded in Deed Book 4421 at Page 138 and in Deed Book 2801 at Page 397 in the Office of the Register of Deeds for Orange County, North Carolina (the "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:

All easements, restrictions and conditions of record, matters of survey, zoning ordinances, and ad valorem taxes for 2014 and subsequent years.

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

**SOUTHSTAR HOLDINGS-HILLSBOROUGH I, LLC,
a North Carolina limited liability company**

By: SBBH Management, Inc.,
a North Carolina corporation, its Manager

By: [Signature]
Name: E. Blanton Hamilton, Jr.
Title: President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

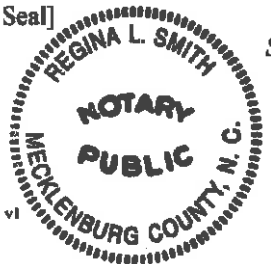
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: E. Blanton Hamilton, Jr.

Date: January 14th, 2014

[Signature]
Notary Public
Printed/Typed Name of Notary: REGINA L. SMITH

My commission expires: JUNE 17, 2017

[Notary Seal]



Signatures continue on following page



SBBH INVESTMENTS, LLC,
a North Carolina limited liability company

By: SBBH Management, Inc.,
a North Carolina corporation, its Manager

By: *[Signature]*

Name: E. Blanton Hamilton, Jr.

Title: President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: E. Blanton Hamilton, Jr.

Date: January 14th, 2014

Regina L. Smith

Notary Public

Printed/Typed Name of Notary: REGINA L. SMITH

My commission expires: June 17, 2017

[Notary Seal]

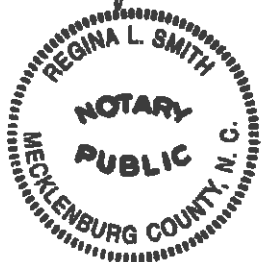




Exhibit A

Legal Description

LYING AND BEING in the Township of Hillsborough, County of Orange, State of North Carolina and being more particularly described as follows:

BEING Lot 5, as shown on plat entitled "Subdivision of Hampton Pointe Lot 1" in Plat Book 97 at Page 134 of the Orange County Registry.