

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Jan 23 03:38 PM NC Rev Stamp: \$ 26500.00
Book: 8111 Page: 332 Fee: \$ 26.00
Instrument Number: 2017002241
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$26,500.00

Tax Lot No. _____ Parcel Identifier No. 178914
Verified by _____ County on the _____ day of _____
By _____

Mail after recording to Grantee

[No title opinion or tax advice is given or implied by reason of preparation of this deed by the preparer named below]

This instrument was prepared by Robinson, Bradshaw & Hinson, P.A. (CWL)

Brief description for the Index Riverview Shopping Center

THIS DEED made this 19 day of January, 2017, by and between

GRANTOR	GRANTEE
IRT PARTNERS L.P., a Georgia limited partnership (doing business in North Carolina as IRT Partners Limited Partnership) c/o Equity One, Inc. 1600 N.E. Miami Gardens Drive N. Miami Beach, Florida 33179	EREP RIVERVIEW I, LLC, a Delaware limited liability company c/o Epic Real Estate Partners, LLC 515 Congress Ave., Suite 1925 Austin, Texas 78701

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or 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, that certain

Submitted electronically by Adams Howell Sizemore and Lenfestey - Raleigh in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described on EXHIBIT A attached hereto and made a part hereof by reference (the "Property").

The Property hereinabove described was acquired by Grantor by instruments recorded in Book 2527 at Page 101, in the Durham County Public Registry.

A map showing the above-described Property is recorded in Plat Book _____ Page _____

All or a portion of the Property herein conveyed includes or does not include the primary residence of a 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, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the exceptions set forth on EXHIBIT B, attached hereto and made a part hereof by reference.

[REMAINDER OF PAGE BLANK]

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

IRT PARTNERS L.P., a Georgia limited partnership (doing business in North Carolina as IRT Partners Limited Partnership)

By: Equity One, Inc., a Maryland corporation, its general partner

Use Black Ink

By: [Signature]
Name: Aaron Kitlowski
Title: Vice President

STATE OF New York
COUNTY OF New York

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

(insert name(s) of those signing): Aaron Kitlowski

Date: January 17, 2017

Official Signature of Notary: [Signature]
Notary's printed or typed name: Marcy R Kaplan

My commission expires: 11/23/19

(Official Seal)

MARCY R KAPLAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KA633330
Qualified in Suffolk County
My Commission Expires November 23, 2019

EXHIBIT A**LEGAL DESCRIPTION**

All that tract of land lying and being situated in Durham County, North Carolina, and more particularly described as follows:

BEGINNING at a stake on the east side of the Durham-Roxboro Road (U.S. Highway 501), said stake being South 12° 17' 40" East 568.13 feet from the Intersection of the center line of the Eno River and the east side of the Durham-Roxboro Road, said point also being South 12° 17' 40" East 20 feet from the southeast intersection of Rippling Stream Road extended and the Durham-Roxboro Road extended, and running thence in a general northeasterly direction along a curve having a radius of 20 feet, a distance of 31.42 feet to a stake on the south side of Rippling Stream Road; thence along and with the south side of said Rippling Stream Road the following courses and distances: North 77° 42' 20" East 13.12 feet to a stake in a general northeasterly direction along a curve having a radius of 485.79 feet, a distance of 400.58 feet to a stake on the south side of said Rippling Stream Road; thence South 56° 0' 40" East 64.62 feet to a stake; thence in a general southerly direction along a curve having a radius of 354.07 feet, a distance of 270.16 feet to a stake; thence South 12° 17' 40" East 1059 feet to a stake on the north side of Seven Oaks Road; thence along and with the north side of said Seven Oaks Road South 77° 42' 20" West 13 feet to a stake; thence continuing with the north side of said Seven Oaks Road the following courses and distances: In a general westerly direction along a curve having a radius of 226.9 feet, a distance of 151.52 feet to a stake; North 64° 2' West 150 feet to a stake; in a general westerly direction along a curve having a radius of 230 feet, a distance of 167.57 feet to a stake on the north side of said Seven Oaks Road; thence in a general westerly direction along a curve having a radius of 30 feet, a distance of 42.13 feet to a stake on the east side of the Durham-Roxboro Road; thence along and with the east side of said Durham-Roxboro Road in a general northerly direction along a curve having a radius of 2880.29 feet, a distance of 654.63 feet to a stake; thence continuing with the east side of said Durham-Roxboro Road North 12° 17' 40" West 311.45 feet to a stake, the point and place of BEGINNING, containing 13.407 acres, more or less, and being a portion of that property known as the L. W. BROWN PROPERTY, as surveyed by Bobby J. Rape, North Carolina Registered Surveyor, dated March, 1967, and revised October 17, 1969, and being a portion of that property conveyed by Warranty Deed dated January 6, 1942, from F. L. Fuller, Jr. and wife, Ethel H. Fuller, to L. W. Brown and wife, Lillian D. Brown, recorded in Deed Book 142 at page 405, Durham County Registry, and said property also being a portion if [sic] that land known and designated as the PROPERTY OF F. L. FULLER, JR., as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in Plan [sic] Book 16 at page 51, to which plat reference is hereby made for a more particular description of same. See also Deed Book 361 at page 311, Durham County Registry.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments that are not yet delinquent.
2. Rights of upper, lower and adjacent riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.
3. Zoning and subdivision ordinances, subdivision plat, building codes and other legal requirements applicable to the Property.
4. Public rights-of-way.
5. Matters disclosed by the survey of the Property entitled "ALTA/NSPS Land Title Survey of Riverview Shopping Center" by Johnny W. Nobles, P.L.S. of Johnny W. Nobles & Associates, dated November 8, 2016, last revised January 6, 2017.
6. All easements, covenants, restrictions and other matters of record.
7. All leases and other occupancy agreements affecting the Property.