

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 AUG 31 10:45:54 AM  
 BK: 7777 PG: 415-417  
 DEED  
 FEE: \$26.00  
 EXCISE TAX: \$11,420.00  
 INSTRUMENT # 2015029018  
 SCEARNEL



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$11,420.00

Parcel ID #: 158092 & 158035

Mail/Box to: Grantee at 1330 Sunday Drive Suite 105, Raleigh, NC 27607

This instrument was prepared by: James A. Oliver, Hatch, Little & Bunn LLP (*without benefit of title examination or tax advice*)

Property Address: Two Tracts Sterling

THIS DEED made this 28<sup>th</sup> day of August, 2015, by and between

GRANTOR	GRANTEE
<p><b>AF – FOUR SEASONS, LLC,</b>                      a North Carolina limited liability company</p>	<p><b>GHD – STERLING, LLC,</b>                      a North Carolina limited liability company</p>
<p><u>Mailing Address:</u>                      1330 Sunday Drive Suite 105                      Raleigh, NC 27607</p>	<p><u>Mailing Address:</u>                      1330 Sunday Drive Suite 105                      Raleigh, NC 27607</p>

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, all that certain lot or parcel of land situated in DURHAM County, North Carolina and more particularly described as follows:

**PARCEL ONE (25.467 acres +/-) Parcel ID # 158092**

BEGINNING at a Re-Bar found, said point having North Carolina State Plane Coordinates of North (y) = 237,748.901 meters, East (x) = 624,384.057 meters and marking a common corner with property conveyed to Property Reserve Inc. by deed recorded in Book 3035, Page 809, Durham County Registry; thence with the line of Property Reserve Inc. North 06 degrees 54 minutes 57 seconds East 237.84 feet to an existing iron pipe; thence continuing with said Property Reserve Inc. North 06 degrees 52 minutes 55 seconds East 728.11 feet to an existing iron pipe; thence with the southern line of the right of way of Chin Page Road along the arc of a circular curve having a delta angle of 07 degrees 18 minutes 36 seconds, a radius of 1,821.32 feet and an arc length of 232.37 feet subtended by a chord bearing and distance of South 76 degrees 29 minutes 56 seconds East 232.21 to a point; thence continuing with the said southern line of the right of way of Chin Page Road along the arc of a circular curve having a delta angle of 04

degrees 02 minutes 07 seconds, a radius of 3,641.62 feet and an arc length of 256.47 subtended by a chord bearing and distance of South 82 degrees 25 minutes 24 seconds East 256.41 feet to a point; thence continuing with the said southern right of way line of Chin Page Road South 82 degrees 38 minutes 14 seconds East 258.95 feet to a point; thence continuing with the southern right of way line of Chin Page Road South 82 degrees 22 minutes 02 seconds East 379.07 feet to a point; thence continuing with the southern right of way line of Chin Page Road South 82 degrees 46 minutes 04 seconds East 115.02 feet to a re-bar found; thence with the line of property now or formerly belonging to Eunice Colclough South 01 degrees 23 minutes 25 seconds West 791.63 feet to a re-bar found; thence with the line of property now or formerly belonging to Chin Page Rd Ltd. Partnership North 89 degrees 12 minutes 02 seconds West 1323.41 feet to the point and place of Beginning, containing approximately 1,109,344 square feet or 25.467 acres, more or less, according to a survey dated march, 2006, prepared by Jonathan F. Murphy PLS L-4382, and entitled "ALTAIACSM LAND TITLE SURVEY FOR FIRST PREMIER PROPERTIES".

**PARCEL TWO (17.656 acres +/-) Parcel ID # 158035**

Beginning at an existing iron pipe, said iron pipe being located AZ293<sup>0</sup> 15'40" 2883.50 feet from a NCGS Monument having grid coordinates of y=237401.829m and x=625191.455m, running thence from said iron pipe S89<sup>0</sup> 12'02"E 884.08 feet, thence S56<sup>0</sup>25'OS"W 987.02 feet, thence S00<sup>0</sup>00'37"E 261.94 feet, thence S82<sup>0</sup>21'54"W 196.65 feet, thence S49<sup>0</sup>26'11"W 112.94 feet, thence N87<sup>0</sup>47'08"W 111.35 feet, thence N27<sup>0</sup>51'53"W 85.38 feet, thence N21<sup>0</sup>35'22"W 300.58 feet, thence N17<sup>0</sup>17'29"W 230.56 feet, thence S87<sup>0</sup>54'47" W 130.28 feet, thence N29<sup>0</sup>51'52"W 90.29 feet, thence N13<sup>0</sup>42'22"W 50.12 feet, thence N06<sup>0</sup>20'47"E 164.78 feet, thence N03<sup>0</sup>45'34" E 47.90 feet, thence N89<sup>0</sup>28'26" E 714.95 to the point and place of beginning containing approximately 17.656 acres as shown on a survey by Murphy Geomatics entitled "Boundary Survey Prepared for First Premier Properties" dated 01/24/2007.

The property described herein **does not** include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by Deed recorded in **Book 7381, Page 682**, 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.

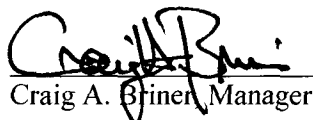
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Restrictions, easements and rights of way of record and ad valorem taxes for current and future years.

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

**AF – FOUR SEASONS, LLC**  
**a North Carolina limited liability company**


By:

  
Craig A. Briner, Manager

NORTH CAROLINA  
WAKE COUNTY

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: **Craig A. Briner, Manager of AF – FOUR SEASONS, LLC a North Carolina limited liability company.**

Date: August 28, 2015

  
Official Signature of Notary

JESSE T. BUCHANAN

Printed Name of Notary Public

My Commission expires: 2/4/2020

