

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jun 05 01:57 PM NC Rev Stamp: \$ 1880.00
Book: 8438 Page: 828 Fee: \$ 26.00
Instrument Number: 2018019083
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,880.00 Parcel Identifier No. **141693; 141691; 141692 & 141683**
Verified by _____ County on the ___ day of _____, _____.

Mail to: **Grantee**

This instrument was prepared by: **Stark Law Group, PLLC**

Brief Description for the Index: **5716, 5804, 5804B & 6012 Crescent Drive, Chapel Hill 27517**

THIS DEED made this 24 day of May, 2018 by and between

GRANTOR	GRANTEE
<p align="center">GHC - Chapel Hill LLC a North Carolina Limited Liability Company</p>	<p align="center">LRC IX, LLC 312 Cloister Court Chapel Hill, NC 27514</p>

THIS PROPERTY IS ___ IS NOT X THE GRANTOR'S PRIMARY RESIDENCE (Please mark "X")

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership. The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **DURHAM COUNTY**, North Carolina and more particularly described as follows:

see attached "EXHIBIT A"

Submitted electronically by Stark Law Group, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claim of all persons whomever. Title to the property herein above described is subject to the following exceptions:

- 1. Ad valorem taxes for 2019 and subsequent years, not yet due and payable;

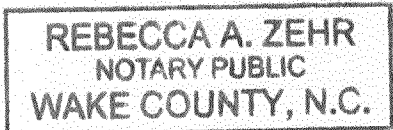
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GHC - Chapel Hill LLC
a North Carolina Limited Liability Company

BY: Sajjan K. Agarwal (SEAL)
Sajjan K. Agarwal, Manager

SEAL-STAMP State of North Carolina, County of Wake

I, Rebecca A. Zehr the undersigned Notary Public of the County and State aforesaid, certify that **Sajjan K. Agarwal**, personally appeared before me this day and acknowledged that he is **Manager of GHC - Chapel Hill LLC, a NC Limited Liability Company**, and by authority duly given and as the act of such entity, he executed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and notarial stamp or seal this 24th day of May, 2018.



Rebecca A. Zehr
Notary Public

My Commission Expires: 4-28-2021

The foregoing Certificate(s) of _____ is/ are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/ Assistant - Register of Deeds

EXHIBIT A

TRACT 1 (5716 CRESCENT DRIVE, CHAPEL HILL):

BEING ALL OF LOT NO. 14, WOODLAND ACRES, TRACT NO. 3, ACCORDING TO THE PLAT AND SURVEY THEREOF, AS RECORDED IN PLAT BOOK 51, AT PAGE 24, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TRACT 2 (5804 and 5804B CRESCENT DRIVE, CHAPEL HILL):

BEGINNING AT A STAKE ON THE WESTERN RIGHT-OF-WAY OF CRESCENT DRIVE AT THE SOUTHEAST CORNER OF LOT 14 ON THE PLAT HEREINAFTER REFERRED TO, RUNNING THENCE ALONG AND WITH THE WESTERN RIGHT-OF-WAY OF CRESCENT DRIVE IN A SOUTHERLY DIRECTION ALONG A CURVE TO THE LEFT TO A POINT, HAVING A CHORD BEARING OF SOUTH 18 DEGREES 27' 14" WEST, A CHORD DISTANCE 183.12 FEET TO SAID POINT; RUNNING THENCE SOUTH 07 DEGREES 00' 00" WEST 100.00 FEET TO AN IRON; THENCE NORTH 82 DEGREES 48' 52" WEST 348.33 FEET TO AN IRON; THENCE NORTH 05 DEGREES 4' 29" EAST 49.90 FEET TO A POINT; THENCE NORTH 05 DEGREES 14' 01" EAST 100.03 FEET TO AN IRON; THENCE NORTH 05 DEGREES 08' 20" EAST 29.95 FEET TO AN IRON; THENCE NORTH 04 DEGREES 03' 51" EAST 99.57 FEET TO AN IRON; THENCE SOUTH 82 DEGREES 51' 00" EAST 101.53 FEET TO AN IRON; THENCE SOUTH 82 DEGREES 52' 44" EAST 294.00 FEET TO AN IRON, THE POINT AND PLACE OF BEGINNING. THIS IS THE SAME PROPERTY SHOWN AS LOTS 11 AND 12 AND THE NORTHERN ONE-HALF OF LOT 10 ON PLAT AND SURVEY ENTITLED "WOODLAND ACRES, TRACT NO. 3, PROPERTY OF O. W. HUDSON," WHICH PLAT IS ON FILE IN PLAT BOOK 51, PAGE 24, OF THE DURHAM COUNTY REGISTRY.

TRACT 3 (6012 CRESCENT DRIVE, CHAPEL HILL):

BEING ALL OF LOT 1 OF WOODLAND ACRES, TRACT NO. 3, AS SURVEYED BY CREDLE ENGINEERING COMPANY IN JUNE 1958 AND RECORDED IN PLAT BOOK 51, PAGE 24, DURHAM COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.