

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 May 29 03:06 PM NC Rev Stamp: \$ 21000.00
 Book: 8433 Page: 545 Fee: \$ 26.00
 Instrument Number: 2018018045
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$21,000.00

Parcel Identifier No. 141697

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Reed Smith, LLP, Three Logan Square, Ste. 3100, 1717 Arch St., Philadelphia, PA 19103 and reviewed for compliance with North Carolina law by: Thomas H. Stark, 6011 Farrington Road, Suite 300, Chapel Hill, NC 27517.

Brief description for the Index: 5.029 acres, Plat Book 157, Page 303; and drainage easement

THIS DEED made this 29th day of May, 2018, by and between

GRANTOR	GRANTEE
<p>LRC V, LLC, a North Carolina limited liability company 312 Cloister Court Chapel Hill, NC 27514</p>	<p>HP CHAPEL HILL II, LLC, a Delaware limited liability company c/o Hammes Partners II, L.P. 18000 West Sarah Lane, Suite 250 Brookfield, Wisconsin 53045</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.

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 **City of Durham, Durham County, North Carolina** and more particularly described as follows: See **Exhibit "A"** attached hereto and incorporated herein by reference.

Submitted electronically by Weatherspoon & Voltz LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 7466, Pages 143.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 157, Page 303.

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 exception listed in Exhibit "B" attached hereto and incorporated herein by reference.

[Signature appears on following page]

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

LRC V, LLC,
a North Carolina limited liability company

By: [Signature]
Name: Christopher R. Howlett
Title: Manager

State of North Carolina - County of Orange

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that Christopher R. Howlett, the Manager of LRC V, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day May, 2018.

[Signature]
M. Amanda Long Notary Public
Notary's Printed or Typed Name

(Affix Seal)

My Commission Expires: 1/31/2023

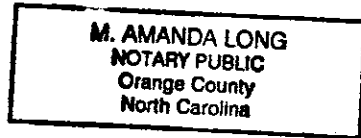


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land situate in the State of North Carolina, County of Durham and described as follows:

BEING ALL OF THAT 5.029 ACRE TRACT OF LAND SHOWN AND DESCRIBED ON THE PLAT OF SURVEY PREPARED BY FREEHOLD LAND SURVEYS, INC., ENTITLED "FARRINGTON ROAD BAPTIST CHURCH," DATED DECEMBER 10, 2001, REVISED OCTOBER 31 AND NOVEMBER 11, 2002, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 157, PAGE 303, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH THE RIGHTS AND BENEFITS OF A 20' DRAINAGE EASEMENT AS SHOWN ON PLAT BOOK 134 PAGE 177.

For informational purposes only: 5936 Farrington Road, Chapel Hill, NC 27517

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments, none yet due and payable;
2. Matters shown on plat recorded in Plat Book 99, Page 167 and Plat Book 157, Page 303;
3. Easement(s) to Duke Power Company recorded in Book 1136, Page 590;
4. Ordinance of Annexation to City of Durham recorded in Book 3732, Page 33;
5. Stormwater Facility Operation and Maintenance Permit Agreement recorded in Book 3904, page 609 and as amended by that certain Supplemental Stormwater Facility Agreement and Covenants recorded in Book 7660, Page 718; and
6. Temporary Construction Easement to WP Easement Acquisitions, L.L.C. recorded in Book 8198 at Page 130 and assigned to Farrington Apartments, LP in Assignment of Easement Agreements recorded in Book 8198, Page 177.