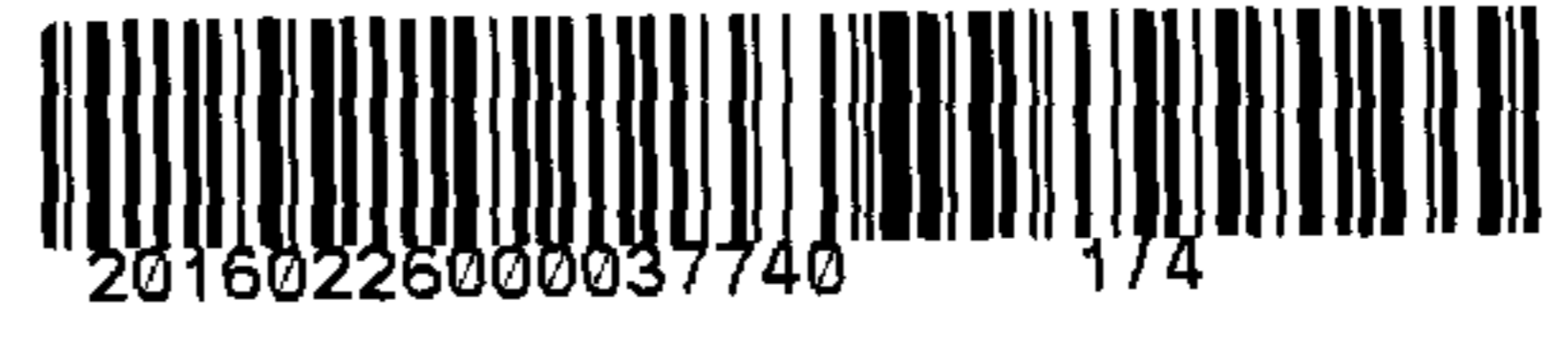


ER
aj

Handwritten initials



20160226000037740 DEED
Bk:RB6082 Pg:249
02/26/2016 03:06:07 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$1050.00
NH

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,050.00
Parcel Identifier No. 9873-59-7650 Verified by *RF* County on the day of , 20

Mail after Recording to: Robert M. Friesen, Esq.
Robbins May & Rich LLP
120 Applecross Road, Pinehurst, NC 28374

Instrument Prepared by: Jeffrey M. Grinstein, Esq.
5050 Belmont Avenue
Youngstown, Ohio 44505

Brief description for the Index: Lot 1C, Hampton Pointe, Hillsborough, NC

THIS DEED made this 15th day of February, 2016, by and between

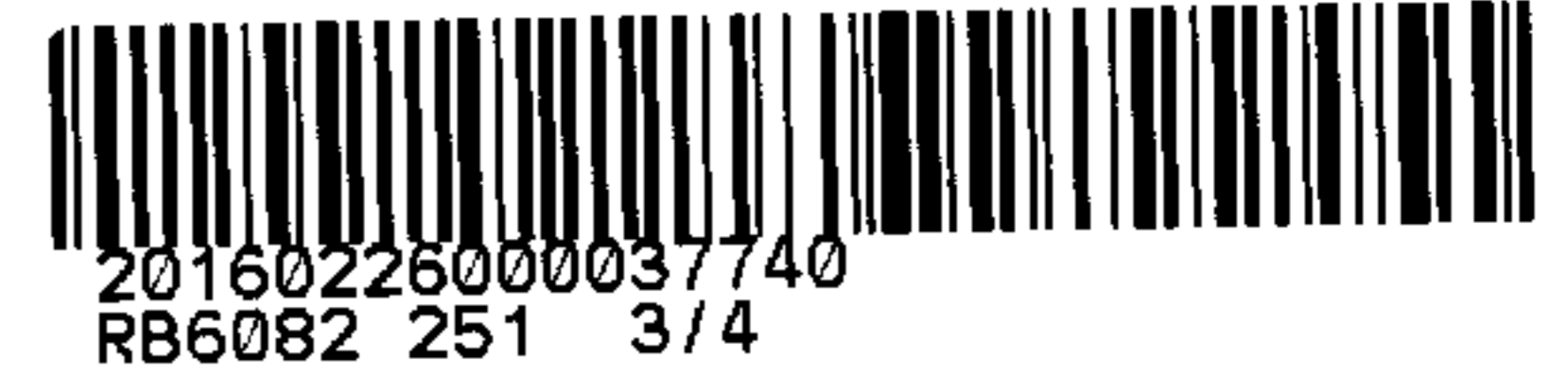
GRANTOR	GRANTEE
Redstone Funding LLC a Florida limited liability company 1501 W Cleveland Street, Suite 200 Tampa, Florida 33606	Seymour Family GST Irrevocable Trust U/A dated June 25, 2004 1100 East Morehead Street Charlotte, NC 28204-2815

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

See Exhibit "A" attached hereto

Exhibit "A"
To Special Warranty Deed



Being all of Lot 1C as shown on plat entitled "Hampton Pointe Lot 1A Subdivision" recorded in Plat Book 104, Page 31, in the Orange County Registry

PIN: 9873-59-7650

Exhibit "B"
*To Special Warranty Deed
(Permitted Encumbrances)*



1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey entitled "ALTA/ ACSM Land Title Survey Property of Redstone Funding, LLC" by Robert T. Newcomb, III, P.L.S. of Newcomb Land Surveyors, LLC, dated August 4, 2015 (the "Survey").
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 104, Page 31; Plat Book 99, page 128; Plat Book 93, page 127, and as shown on the Survey.
3. Easement(s) to Central Telephone Company recorded in Book 460, page 240.
4. Communication Systems Right-of-Way and Easement Deed in favor of Central Telephone Company recorded in Book 3291, page 316.
5. An Ordinance Annexing Contiguous Property into the Town of Hillsborough recorded in Book 804, page 447.
6. Special Use Permit #2001-2 recorded in Book 2801, page 355.
7. Easements with Covenants and Restrictions Affecting Land ("ECR") by and between Wal-Mart Real Estate Business Trust and Southstar Holdings - Hillsborough I, LLC recorded in Book 2801, page 416, as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Book 3725, page 448, as affected by Notice of Transfer of Interest in favor of Hampton Pointe LP recorded in Book 5668, page 487, and as affected by Irrevocable Assignment of Development Rights by and between Southstar Holdings - Hillsborough I, LLC, SBBH Investments, LLC and Redstone Funding LLC recorded in Book 5763, page 237.
8. Restriction Agreement and Grant of Easements by and between Southstar Holdings - Hillsborough I, LLC and Home Depot U.S.A., Inc. recorded in Book 3725, page 472, as affected by Irrevocable Assignment of Development Rights by and between Southstar Holdings - Hillsborough I, LLC, SBBH Investments, LLC and Redstone Funding LLC recorded in Book 5763, page 237.
9. Co-Tenancy Agreement by and between Southstar Holdings - Hillsborough I, LLC and Next Realty Investments, LLC recorded in Book 4195, page 514.
10. Restrictive Covenants by Southstar Holdings - Hillsborough, LLC recorded in Book 3997, page 226.
11. Lease by and between Hampton Pointe, LP ("Landlord") and Hibbett Sporting Goods, Inc. ("Tenant"), a memorandum of which is recorded in Book 5858, page 407, as affected by Agreement recorded in Book 5879, page 581.