



FOR REGISTRATION REGISTER OF DEEDS
 Willie L. Covington
 DURHAM COUNTY NC
 2012 OCT 11 12 26 28 PM
 BK 7092 PG 68-73 FEE \$26 00
 NC REV STAMP \$6 883 00
 INSTRUMENT # 2012036191

NORTH CAROLINA

DURHAM COUNTY

PREPARED BY David S Kennett, Atty , P O Box 52394, Durham, NC 27717-2394

RETURN TO Grantee

Excise Tax \$6.883 00 Parcel ID 114579

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 10th day of October, 2012 by DIANNE STURDIVANT, unmarried, as GRANTOR, whose address is 208 Corcoran St , Durham. NC 27701 to CHAPEL HILL DURHAM NC LP as GRANTEE, whose address is 999 Shady Grove Rd , Suite 600. Memphis, TN 38120

WITNESSETH:

That Grantor for good and valuable consideration, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee, their heirs, successors and assigns, in fee simple the real property located in Durham County, State of North Carolina (the "Property"), more particularly described as

See Exhibit A which is attached hereto and incorporated herein by reference

This is not the principal residence of Grantor

This conveyance is subject to those matters set forth on Exhibit B

To have and to hold, all and singular, the aforesaid property and all privileges and appurtenances thereto belonging to the said Grantee, her heirs, successors and assigns forever in fee simple

Grantor, for himself, his successors and assigns, hereby covenants with Grantee, her heirs, successors and assigns, that Grantor has done nothing to impair such title as Grantor received, and that Grantors will warrant and defend Grantee against the lawful claims of all persons claiming by, through or under Grantor

IN WITNESS WHEREOF, GRANTOR has executed this deed the day and year first above written

[SIGNATURE PAGE FOLLOWS]

Dianne Sturdivant

Dianne Sturdivant

STATE OF North Carolina

COUNTY OF Durham

I, David S Kennett, Notary Public, certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal, and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated Dianne Sturdivant

Witness my hand and official stamp or seal, this 10th day of October, 2012

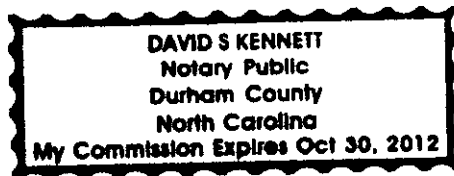
[Signature]

Notary Public

Print Name David S. Kennett

(AFFIX NOTARY SEAL)

My Commission Expires 10/30/2012



**EXHIBIT A
DESCRIPTION OF
Sturdivant Property**

DESCRIPTION of a 2.32 acre parcel of land located in the Township of Triangle, County of Durham, State of North Carolina

Said parcel being more fully described as follows

BEGINNING AT A POINT, said point being an Iron Pipe at the northwesterly corner of property now or formerly owned by Ronnie L & Diane Sturdivant as shown on PB 35 PG 40 recorded among the Durham County Register of deeds Having a NC Grid NAD 83 coordinate of N 817761 36 E 2026267 08 Thence leaving said corner and Traveling the following courses and distances Thence North 88°13'43" East 173 34 feet to an Iron Pipe. Thence South 00°55'13" West 181 82 feet to an Iron Pipe set, South 87°41'17" East 87 55 feet to an Iron Pipe set, Thence South 02°18'43" West 124 00 feet to an Iron Pipe set, North 88°13'43" East, 4 50 feet to an Iron Pipe set, South 02°18'43" West 170 02 feet to an Iron Pipe set. Thence North 89°45'17" West 234 33 feet to an Iron Pipe set, North 02°47'43" East 171 00 feet to an Iron Pipe set, North 88°13'43" East 10 00 feet to an Iron Pipe set, North 02°47'43" East 58 30 feet to an Iron Pipe set, South 88°13'43" West 39 80 feet to an Iron Pipe set, North 00°34'43" East, 244 51 feet to the **POINT OF BEGINNING**

CONTAINING: 2.32 acres of land, more or less

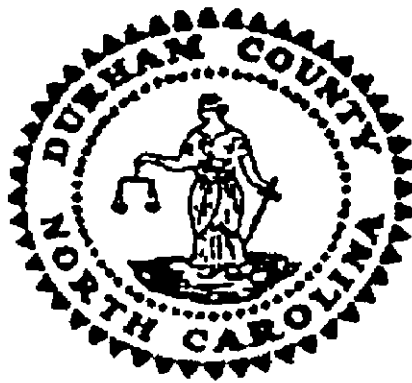
August 17, 2012

C:\Documents and Settings\dkennett\My Documents\Sturdivant Property docx

EXHIBIT B

- 1 Title to the Property hereinabove described is conveyed hereby expressly subject to the following the lien of ad valorem real property taxes for 2012 and easements, rights of way, covenants and restrictions of record

- 2 In conjunction with the completion of the multi-family housing improvements on the Property or any adjacent property owned by Grantee or its affiliates (the "Grantee's Property"). Grantee agrees to establish on the Grantee's Property a memorial honoring Ronnie Sturdivant (the "Memorial") The Memorial shall be of type and design chosen by Grantee, however, Grantee shall make reasonable efforts to obtain the approval of Grantor The Memorial shall be located in a public and prominent place on the Grantee's Property, but may be relocated to other similar locations on the Grantee's Property at the discretion of Grantee The Memorial shall remain on the Grantee's Property as long as the Grantee's Property is used for multi-family housing Grantor acknowledges that the existence of such Memorial shall be conclusive evidence that this condition has been fully and completely satisfied



WILLIE L COVINGTON
REGISTER OF DEEDS, DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E MAIN STREET
DURHAM, NC 27701

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording
and/or cancellation

Filed For Registration: 10/11/2012 12:26:28 PM
Book: RE 7092 Page: 68-73
Document No: 2012036191
DEED 6 PGS \$26 00
NC REAL ESTATE EXCISE TAX: \$6,883.00
Recorder: SHARON M CEARNEL



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