

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Jun 23 12:25 PM NC Rev Stamp: \$ 1602.00
 Book: 7959 Page: 901 Fee: \$ 26.00
 Instrument Number: 2016020517
 DEED

Excise Tax: \$1,602.00 Recording Time, Book and Page

Real Estate ID: 194392 and 194405 PINs: 0769-04-64-4709 and 0769-04-64-1210

Return to after recording: Grantee
 This instrument was prepared by: Nicole S. Loeffler of Manning, Fulton & Skinner, P.A.
 Brief description for the Index: +/- 6.187 acres & +/- 3.575 acres, Andrews Chapel Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made as of the 23rd day of June, 2016, by and between

GRANTOR	GRANTEE
JOHN KNOTT COLCLOUGH and wife, SANDRA J. COLCLOUGH 204 Andrews Chapel Road Durham, NC 27703	EPCON ANDREWS CHAPEL, LLC, a North Carolina limited liability company 500 Stonehenge Parkway Dublin, OH 43017

The property conveyed by this instrument does include the primary residence of the Grantor.

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by that instrument recorded in Durham County Estate File 2001-E-1123 and Deed Book 1509, Page 468, 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 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 claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- (i) ad valorem taxes for the year 2017 and subsequent years;
- (ii) enforceable easements, restrictions, covenants, and rights of way of record; and
- (iii) matters that would be shown on a current and accurate survey of the Property.

[signature and notary acknowledgment follows]

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

GRANTOR:

[Handwritten Signature]
John Knott Colclough

[Handwritten Signature]
Sandra J. Colclough

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John Knott Colclough and Sandra J. Colclough.

Date: 6/9, 2016

Notary Public: Elisabeth Holmes
Printed Name: Elisabeth Holmes
My Commission Expires: 12/17/20

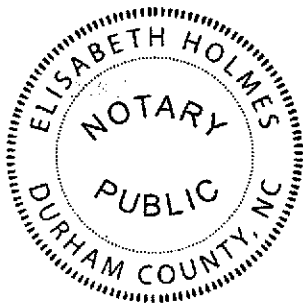


EXHIBIT A
Legal Description

That certain tract, lot or parcel of land, lying and being in Durham County, North Carolina, and being more particularly described as follows:

Parcel ID: 194392

PIN: 0769-04-64-4709

BEGINNING at an existing iron pipe in the westerly right of way of Andrews Chapel Road, said point having NC NAD 83 State Plane Coordinates N=794,615.32 and E=2,066,869.29', thence with the line of Andrews Chapel United Methodist Church S 36° 51' 48" W for a distance of 113.28 feet to an iron pipe set; thence with the line of Epcon Andrews Chapel LLC N 71° 37' 24" W for a distance of 486.61 feet to an iron pipe set; thence with the line of Stallings N 71° 37' 24" W for a distance of 498.91 feet to an iron pipe set; thence with the line of Nichols N 20° 51' 28" E for a distance of 237.27 feet to an existing iron rod; thence with the line of Brinson, Cash, and Avila S 75° 34' 12" E for a distance of 684.43 feet to an existing iron pipe; thence with the line of Avila S 70° 02' 42" E for a distance of 56.06 feet to an existing iron pipe; thence with the line of Ayscue S 49° 03' 20" E for a distance of 78.80 feet to an iron pipe set; thence continuing with Ayscue N 38° 56' 40" E for a distance of 72.00 feet to an iron pipe set in the southerly right of way of Leesville Road; thence S 51° 04' 41" E for a distance of 181.23 feet to an iron pipe set at the southwestern intersection of Leesville Road and Andrews Chapel Road; thence with the westerly right of way of Andrews Chapel Road S 16° 37' 14" W a distance of 148.81 feet to an existing iron pipe, said point being the point and place of BEGINNING, containing 6.187 acres, more or less, as shown on survey prepared by W. Robert Murphy, PLS entitled "ALTA/NSPS Land Title Survey prepared for Epcon Communities" dated June 2016.

AND

Parcel ID: 194405

PIN: 0769-04-64-1210

BEGINNING at an iron pipe set in the westerly right of way of Andrews Chapel Road (NCSR 1907), said point having NC NAD 83 State Plane Coordinates N=794,114.23' and E=2,066,720.92', thence with the line of Rodrigues N 70° 48' 49" W for a distance of 58.78 feet to an existing iron pipe; thence continuing with Rodrigues N 22° 52' 26" E for a distance of 60.08 feet to an existing iron pipe; thence continuing with Rodrigues N 75° 47' 56" W for a distance of 633.20 feet to an existing iron pipe; thence continuing with Rodrigues S 01° 17' 41" E for a distance of 445.18 feet to an existing iron pipe; thence with the line of Montessori School of Raleigh, Inc. N 89° 08' 53" W for a distance of 199.98 feet to an existing iron pipe; thence continuing with Montessori School of Raleigh, Inc. N 02° 33' 54" W for a distance of 559.19 feet to a mathematical point; thence with the line of Stallings S 75° 47' 10" E for a distance of 139.76 feet to an existing iron pipe; thence continuing with Stallings S 75° 47' 05" E for a distance of 795.14 feet to an existing iron pipe; thence with the westerly right of way of Andrews Chapel Road along a curve turning to the right through 08° 37' 08", having a radius of 834.71 feet, and whose long chord bears S 21° 10' 56" W for a distance of 125.45 feet to an iron pipe set, said point being the point and place of BEGINNING, containing 3.575 acres, more or less, as shown on survey prepared by W. Robert Murphy, PLS entitled "ALTA/NSPS Land Title Survey prepared for Epcon Communities" dated June 2016.