

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Jul 07 04:20 PM NC Rev Stamp: \$ 1709.00
 Book: 7970 Page: 838 Fee: \$ 26.00
 Instrument Number: 2016022458
 DEED

Excise Tax: \$1,709.00 Recording Time, Book and Page

Real Estate ID: 194402 PIN: 0769-02-55-0505

Return to after recording: Grantee
 This instrument was prepared by: Nicole S. Loeffler of Manning, Fulton & Skinner, P.A.
 Brief description for the Index: +/- 8.541 acres, Leesville Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made as of the 14 day of June, 2016, by and between

GRANTOR	GRANTEE
KAILAS GANDHI and wife, KAUSHIK GANDHI	EPCON ANDREWS CHAPEL, LLC, a North Carolina limited liability company
7 Acropolis Circle Andover, MA 01810	500 Stonehenge Parkway Dublin, OH 43017

The property conveyed by this instrument does not 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.

submitted electronically by "Manning Fulton & Skinner, P.A."
 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 that instrument recorded in Book 5991, Page 937, 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:

Kailas Gandhi
Kailas Gandhi

Kaushik Gandhi
Kaushik Gandhi

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: Kailas Gandhi and Kaushik Gandhi.

Date: 6/14, 2016

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

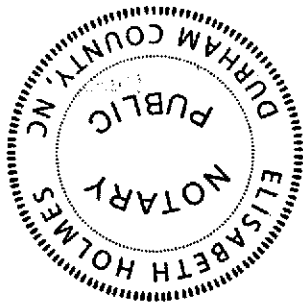


EXHIBIT A

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:

BEGINNING at an existing iron rod in the southerly right of way of Leesville Road (NCSR 1906), said point having NC NAD 83 State Plane Coordinates N=796,099.66' and E=2,064835.06', thence with the southerly right of way of Leesville Road S 70° 45' 31" E for a distance of 383.27 feet to a mathematical point; thence with the line of Nichols S 01° 25' 42" E for a distance of 886.35 feet to an existing iron pipe; thence continuing with Nichols N 87° 57' 14" W for a distance of 427.05 feet to an existing iron rod; thence with the line of Del Webb Carolina Arbors N 02° 27' 35" E a distance of 998.05 feet to an existing iron rod, said point being the point and place of BEGINNING, containing 8.541 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.