

WAKE COUNTY, NC 49
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/01/2018 11:12:46
STATE OF NC REAL ESTATE
EXCISE TAX: \$86,240.00
BOOK:017282 PAGE:02704 - 02711

Excise Tax \$86,240.00

Recording Time, Book and Page

Parcel Identifier No. 1707622980 and 1707730884, Verified by Wake County on the _____ day of _____, 2018 by: _____

Mail after recording to: Riverside Abstract LLC *FedEx 3 of 6*
1 Paragon Dr
Suite 150B **ENV**
Montvale NJ 07645
Attention: Leah Goldstein

This instrument was prepared by: \Kilpatrick Townsend & Stockton LLP (JCL)

Brief description for the Index: 6820 Woodbend Drive, Raleigh, Wake County, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED to be effective as of this 19th day of October, 2018, by and between

GRANTOR	GRANTEE
REDWOOD LANDINGS, LLC , a Delaware limited liability company 400 Frank W. Burr Blvd., Suite 8 Teaneck, NJ 07666	CPOINT LLC , a Delaware limited liability company 400 Rella Blvd, Suite 212 Suffern, NY 10901

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 Raleigh, Wake County, North Carolina, and more particularly described as follows:

SEE Exhibit A attached hereto and incorporated herein
by reference (herein called the “**Property**”).

The Property herein described was acquired by Grantor by instruments recorded in Book 15533, at Page 2236, Wake County Register of Deeds.

The Property does not contain Grantor’s primary residence.

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 Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the Property herein described is subject to all matters of record as of the date hereof and those exceptions shown on Exhibit B attached hereto and incorporated herein by reference.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed the day and year first above written.

REDWOOD LANDINGS, LLC,
a Delaware limited liability company

By: HUDSON REDWOOD LANDINGS MANAGER,
LLC, a Delaware limited liability company, its
Manager

By: [Signature]
Name: Frank Huttle III
Title: Manager

STATE OF NEW JERSEY

COUNTY OF Bergen

I certify that Frank Huttle III, as Manager of Hudson Redwood Landings Manager, LLC, a Delaware limited liability company, acting in its capacity as the Manager of Redwood Landings, LLC, a Delaware limited liability company, on behalf of said companies, personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s); or
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____; or
- A credible witness has sworn to the identity of the principal(s).

acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: October 12, 2018

[Signature]
Donna S. Fornal, Notary Public
(print name)

(official seal)

My commission expires:

August 6, 2019

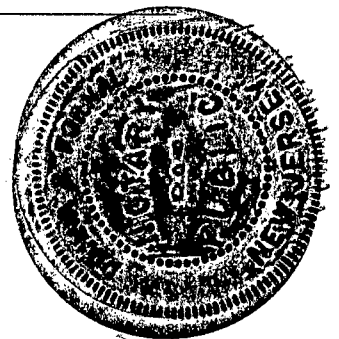


EXHIBIT "A"LEGAL DESCRIPTION OF THE PROPERTY

Lying and being in Wake County, North Carolina, and more particularly described as follows:

TRACT I

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF WAKE, RALEIGH, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS: **BEGINNING** AT AN EXISTING IRON PIPE, SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTH (y) = 235,764.838 METERS, EAST (x) = 642,349.828 METERS; THENCE WITH THE LINE OF NORTH HAVEN SUBDIVISION S24°59'52"W, FOR A DISTANCE OF 340.12' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF EAGLE POINT SUBDIVISION N88°39'21"W, FOR A DISTANCE OF 918.62' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID EAGLE POINT SUBDIVISION S02°10'49"E, FOR A DISTANCE OF 100.13' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID EAGLE POINT SUBDIVISION S12°11'45"E, FOR A DISTANCE OF 425.53' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF THE CITY OF RALEIGH N87°58'59"W, FOR A DISTANCE OF 339.76' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID CITY OF RALEIGH S33°19'30"W, FOR A DISTANCE OF 175.87' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF EASTERN RIGHT OF WAY OF SIX FORKS ROAD N35°41'47"W, FOR A DISTANCE OF 192.29' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF CROSSING THE RIGHT OF WAY OF WOODBEND DRIVE N35°40'36"W, FOR A DISTANCE OF 135.80' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF EASTERN RIGHT OF WAY OF SIX FORKS ROAD N35°40'47"W, FOR A DISTANCE OF 89.39' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF JAMESTOWN SQUARE CONDOMINIUMS N33°14'11"E, FOR A DISTANCE OF 1001.45' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH THE LINE OF JAMESTOWN SQUARE CONDOMINIUMS N06°56'26"W, FOR A DISTANCE OF 219.32' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID JAMESTOWN SQUARE CONDOMINIUMS N02°23'26"W, FOR A DISTANCE OF 240.76' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF CHRIST BAPTIST CHURCH OF RALEIGH S71°11'33"E, FOR A DISTANCE OF 327.53' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF N/A Landings-76, L.P. S13°51'36"E, FOR A DISTANCE OF 293.64' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID N/A Landings-76, L.P. S67°54'32"E, FOR A DISTANCE OF 815.20' TO THE POINT AND PLACE OF **BEGINNING**, CONTAINING 1,015,242 SQUARE FEET OR 23.307 ACRES, MORE OR LESS ACCORDING TO SURVEY PREPARED BY JONATHAN F. MURPHY PLS L-4382, TO WHICH REFERENCE IS MADE FOR A MORE PERFECT AND COMPLETE DESCRIPTION.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED TRACT I ANY LAND WITHIN THE BOUNDS OF WOODBEND DRIVE, HENSLEY DRIVE, MILES DRIVE AND VAN THOMAS DRIVE.

TRACT II

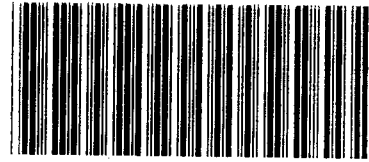
A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF WAKE, RALEIGH, NORTH CAROLINA, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIPE, SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTH (y) = 235,764.838 METERS, EAST (x) = 642,349.828 METERS; THENCE WITH THE LINE OF N/A LANDINGS-76, L.P. N67°54'32"W, FOR A DISTANCE OF 815.20' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID N/A LANDINGS-76, L.P. N13°51'36"W, FOR A DISTANCE OF 293.64' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF CHRIST BAPTIST CHURCH OF RALEIGH S70°59'29"E, FOR A DISTANCE OF 85.16' TO A PK NAIL FOUND; THENCE CONTINUING WITH SAID CHRIST BAPTIST CHURCH OF RALEIGH N13°50'02"W, FOR A DISTANCE OF 349.51' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF BETH MEYER SYNAGOGUE AND WILLOWRIDGE RESIDENTIAL COMMUNITY S77°22'15"E, FOR A DISTANCE OF 1,508.82' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF VAN THOMAS SUBDIVISION S30°06'46"E, FOR A DISTANCE OF 275.06' TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH SAID VAN THOMAS SUBDIVISION S30°06'46"E, FOR A DISTANCE OF 60.19' TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF NORTH HAVEN SUBDIVISION S30°06'46"E, FOR A DISTANCE OF 117.44' TO A POINT; THENCE CONTINUING WITH SAID NORTH HAVEN SUBDIVISION S69°54'23"W, FOR A DISTANCE OF 22.24' TO A POINT; THENCE CONTINUING WITH SAID NORTH HAVEN SUBDIVISION S52°11'10"W, FOR A DISTANCE OF 107.87' TO A POINT; THENCE CONTINUING WITH SAID NORTH HAVEN SUBDIVISION S89°51'56"W, FOR A DISTANCE OF 62.89' TO A POINT; THENCE CONTINUING WITH SAID NORTH HAVEN SUBDIVISION S76°44'27"W, FOR A DISTANCE OF 149.77' TO A POINT; THENCE CONTINUING WITH SAID NORTH HAVEN SUBDIVISION S80°22'35"W, FOR A DISTANCE OF 231.44' TO A POINT; THENCE CONTINUING WITH SAID NORTH HAVEN SUBDIVISION S81°49'23"W, FOR A DISTANCE OF 155.67' TO A POINT; THENCE CONTINUING WITH SAID NORTH HAVEN SUBDIVISION N87°16'24"W, FOR A DISTANCE OF 125.03' TO A POINT; THENCE CONTINUING WITH SAID NORTH HAVEN SUBDIVISION S85°47'26"W, FOR A DISTANCE OF 41.59' TO A POINT; THENCE CONTINUING WITH SAID NORTH HAVEN SUBDIVISION S24°59'52"W, FOR A DISTANCE OF 17.22' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 956,172 SQUARE FEET OR 21.951 ACRES, MORE OR LESS ACCORDING TO SURVEY PREPARED BY JONATHAN F. MURPHY PLS L-4382, TO WHICH REFERENCE IS MADE FOR A MORE PERFECT AND COMPLETE DESCRIPTION.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED TRACT II ANY LAND WITHIN THE BOUNDS OF WOODBEND DRIVE, HENSLEY DRIVE, MILES DRIVE AND VAN THOMAS DRIVE.

EXHIBIT "B"**PERMITTED EXCEPTIONS**

1. All recording references to records in the office of Wake County Registry unless otherwise specified.
2. Taxes for the year 2018 and subsequent years not yet due and payable.
3. Declaration of covenants, conditions, restrictions, easements, charges, assessments and liens (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 2666, Page 626.
4. The following matter(s) as shown on map or plat recorded in Book of Maps 1979, Pages 77 and 124:
 - i. 20' and 40' sanitary sewer easements located substantially as shown on survey by Jonathan F. Murphy, PLS, dated October 25, 2013;
 - ii. 20' storm sewer easements located substantially as shown on survey by Jonathan F. Murphy, PLS, dated October 25, 2013;
 - iii. dedication to City of Raleigh for public use all streets, easements, rights of way and parks shown thereon, except for storm drain easements which are dedicated to subsequent owners of any properties shown on the plats for their use and benefits subject to cited ordinance.
5. Easement(s) or right(s)-of-way in favor of City of Raleigh recorded in Book 1831, Page 36, with 40' sanitary sewer easement located substantially as shown on survey by Jonathan F. Murphy, PLS, dated October 25, 2013.
6. Easement(s) or right(s)-of-way in favor of Carolina Power and Light Company recorded in Book 2683, Page 134 and Book 2709, Page 309.
7. Easement(s) or right(s)-of-way in favor of Bellsouth Telecommunications, Inc. recorded in Book 7368, Page 871, located substantially as shown on survey by Jonathan F. Murphy, PLS, dated October 25, 2013.
8. Easement(s) or right(s)-of-way in favor of Time Warner Entertainment-Advance/Newhouse Partnership recorded in Book 8819, Page 2505.
9. Easement(s) or right(s)-of-way in favor of Progress Energy Carolinas, Inc. recorded in Book 10841, Page 2741.
10. Rights of tenants in possession as of the date hereof, as tenants only, under prior unrecorded residential leases.
11. Accretion, erosion, reliction, and avulsion associated with, and riparian rights of others incidental to, any creeks, streams, branches, or rivers coursing or forming any boundary to the Land.

12. The following matter(s) as shown on survey by Jonathan F. Murphy, PLS, dated October 25, 2013, and any easement(s) or right(s)-of-way associated therewith:
 - i. various utility lines with water valves, water meters, sanitary manholes, hydrants, cleanouts, electric apparatuses, telephone pedestals located on the Land;
 - ii. building setback lines;
 - iii. pond;
 - iv. encroachment of building 7013 into sanitary sewer easement.



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 8 # of Pages LG