

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2017 Oct 24 03:57:50 PM
 BK:8294 PG:904-908
 DEED
 FEE: \$26.00
 INSTRUMENT # 2017037539
 EXCISE TAX: \$2,400.00
 TREFEARN



Revenue stamps: \$2,400.00

PIN No. 0833-02-49-3207; Parcel ID: 8538127

Prepared by and return to: Michael F. King, Esq., K&L Gates LLP
 P.O. Box 17047, Raleigh, NC 27619

Brief Description for the Index Remainder Lot, Plat Book 196, Pages 4, 5, 6, 7 and 8, Durham County Registry

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 24th day of October, 2017, by and between

GRANTOR	GRANTEE
<p>MONUMENT HOLDINGS, LLC, a North Carolina limited liability company</p> <p>with a mailing address of: 3535 Peachtree Road NE, Suite 520-342 Atlanta, GA 30326 Attention: Andy Cummings</p>	<p>VK MAGNOLIA LLC, a Delaware limited liability company</p> <p>with a mailing address of: 14025 Riveredge Drive Suite 175 Tampa, FL 33637 Attention: Jim Harvey</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property, together with all buildings, structures and improvements thereon and all privileges and appurtenances thereto belonging to the Grantee in fee simple and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection with the Property and/or any of the improvements.

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 is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name as of the date indicated in the notary acknowledgment below, and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

MONUMENT HOLDINGS, LLC,
a North Carolina limited liability company

By: _____
Name: D. Andrew Cummings
Title: Manager

COBB County, Georgia

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Andrew Cummings Manager
[insert name of signatory in space above]

Date: 10.18.2017

My Commission Expires:

1.18.2020

KATHANAS
Notary Public
Print Name: KERRI KATHANAS

[Affix Notary Seal below]

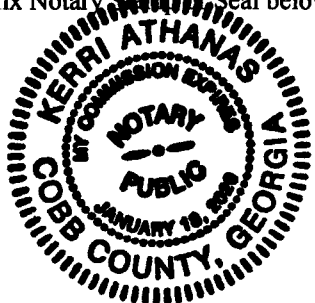


Exhibit A

Being all that certain tract or parcel of land located in Durham County, North Carolina and being more particularly described as follows:

Being all that certain tract or parcel of land designated as "Remainder Lot", containing 86.92 acres, as shown on plat of survey entitled "Briar Green Apartments Subdivision Plat, Durham Township, Durham County, North Carolina" recorded in Plat Book 196, Pages 4, 5, 6, 7 and 8, Durham County Registry, which plat is referenced for a more particular description.

Exhibit B

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. Those matters affecting the Property shown on plat recorded in Plat Book 174, Page 398, Durham County Registry.
3. Those matters affecting the Property shown on plat recorded in Plat Book 196, Pages 4, 5, 6, 7 and 8, Durham County Registry, the Sanitary Sewer Easement(s) reflected thereon being subject to the terms of that certain Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements recorded in Book 1510, Page 958, Durham County Registry.
4. Thirty (30) foot wide City of Durham Sanitary Sewer Easement dedicated on plat recorded in Plat Book 177, Pages 261 and 264, Durham County Registry, and subject to the terms of that certain Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements recorded in Book 1510, Page 958, Durham County Registry.
5. Temporary Construction Easement Agreement to Pedcor Investments-2015-LXXXVI, L.P. recorded in Book 7935, Page 836, Durham County Registry, as shown on the survey dated July 26, 2017, last revised October 18, 2017 by Ronald T. Frederick, PLS.
6. Temporary Construction Easement Agreement to Pedcor Investments-2015-LXXXVI, L.P. recorded in Book 7935, Page 845, Durham County Registry, as shown on the survey dated July 26, 2017, last revised October 18, 2017 by Ronald T. Frederick, PLS.
7. Easement to Duke Power Company recorded in Book 1504, Page 411, Durham County Registry, as shown on the survey dated July 26, 2017, last revised October 18, 2017 by Ronald T. Frederick, PLS.
8. Right of Way Easements to Durham Public Service Company recorded in Book 121, Page 60 and Book 121, Page 593, Durham County Registry.
9. Right of Way Agreement to Department of Transportation for S.R. 1648 (now known as Danube Lane) recorded in Book 2013, Page 514, Durham County Registry.