

WAKE COUNTY, NC 129
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/30/2017 15:53:28
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,725.00
BOOK:016983 PAGE:01802 - 01806

NORTH CAROLINA SPECIAL WARRANTY DEED

✓ \$3,725.00

✓ REAL ESTATE ID: 0224455 ; 0082118 ; 0224456

✓

Mail after recording to: Grantee

This instrument was prepared by: Steven Carr, Ellinger & Carr, PLLC, 2840 Plaza Place, Suite 360, Raleigh, NC 27612

THIS DEED made effective this 30th day of November, 2017, by and between

GRANTOR

GRANTEE

✓ **FOX HAVEN LIMITED PARTNERSHIP, a North Carolina limited partnership**
7021 Fox Haven Place
Raleigh, North Carolina 27616

PHP FOX HAVEN LLC, a North Carolina limited liability company
5184 Iron Gate
Bloomfield Hills, Michigan 48304

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 undivided interest in that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

The property being conveyed herein is not 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 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, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise, subject to 2017 and subsequent years *ad valorem* taxes, if any, and all easements, rights of way, encumbrances, loan security documents and restrictions set forth on **Exhibit B** attached hereto and incorporated herein.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

FOX HAVEN LIMITED PARTNERSHIP, a North Carolina limited partnership

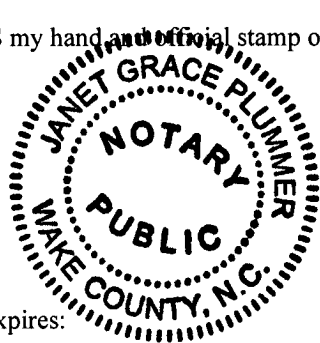
By: Episcopal Housing Ministry, Inc.
Its General Partner

By: William R. Shenton (SEAL)
William R. Shenton
Its President

STATE OF NORTH CAROLINA)
)
COUNTY OF WAKE)

I, Janet Grace Plummer, a Notary Public of the County and State aforesaid, certify that William R. Shenton, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he is the President of Episcopal Housing Ministry, Inc., the General Partner of Fox Haven Limited Partnership, a North Carolina limited partnership, and that he, as President of the General Partner, being authorized to do so, voluntarily executed the foregoing on behalf of the limited partnership for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 21st day of November, 2017.



Janet Grace Plummer
Notary Public
Janet Grace Plummer
Print Name

My Commission Expires:

11-23-18

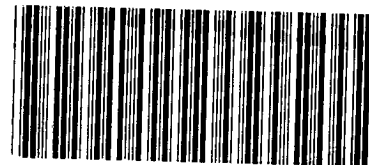
Exhibit A
Legal Description

BEING all of Parcel C, containing 17.679 acres, more or less (consisting of a 4.090 acre area developed for multi-family use and a 13.589 open space area labeled "Open Space – This Is Not A Lot"), all as shown on a map entitled "Correction Plat of Subdivision Lands of Bentley and Associates" dated August 29, 1996 by Murphy, Hobson, Sacks, Registered Land Surveyors, and recorded in Book of Maps 1997, Page 170, Wake County Registry. The 13.589 Open Space area includes a dedicated City of Raleigh Greenway.

SAVE AND EXCEPT therefrom, however that area (containing 1,765 square feet) described in a deed recorded in Book 7563, Page 570, Wake County Registry and shown on a map recorded in Book of Maps 1997, Page 891, Wake County Registry.

Exhibit B**Permitted Exceptions**

1. The lien of all taxes for the year 2017 and thereafter, which are not yet due and payable. (The Company notes the property is currently designated as exempt from payment of ad valorem taxes.)
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 1985, Page 2197; Book of Maps 1993, Page 622; Book of Maps 1996, Page 1589 and Book of Maps 1997, Page 170.
3. Easement(s) or right(s)-of-way in favor of Carolina Power and Light Company recorded in Book 2749, Page 838 and Book 7593, Page 639.
4. Rights or claims of Web Service Company, Inc. in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 7750, Page 587.
5. The following matter(s) as shown on survey by Clyde T. Pearch, dated November 3, 2017, last revised _____ and any easement(s) or right(s)-of-way associated therewith:
 - a. Various utility lines with sanitary sewer and stormwater drainage located on the Land;
 - b. Location of City of Raleigh Greenway; and
 - c. Location of Floodway/Floodway Fringe.
6. Declaration of Land Use Restrictive Covenants for Low-Income Tax Credits recorded in Book 7287, Page 78.
7. Easement in favor of Anderson Homes, Inc. recorded in Book 8166, Page 2711.
8. Easement(s) or right(s)-of-way in favor of Time Warner Entertainment-Advance/Newhouse Partnership recorded in Book 8369, Page 2031.
9. Easement(s) or right(s)-of-way in favor of Progress Energy Carolinas recorded in Book 10253, Page 1692.



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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

_____ 5 # of Pages CL