

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2013 DEC 23 10:06:08 AM
BK: 7418 PG: 646-649
DEED
FEE: \$26.00
EXCISE TAX: \$2,400.00
INSTRUMENT # 2013047279
SCEARNEL



Excise Tax \$2,400-

Tax Lot Portion of 0871-04-33-8691 Parcel Identifier
No. Port of Parcel # 194086 No.

Verified by Durham County on the _____ day of _____, 201__

Mail after recording to: Margaret J. Madden, The Trust for Public Land
2610 University Avenue, Suite 300, St. Paul, MN 55114

This instrument was prepared by: Margaret J. Madden

Brief description for the index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 18th day of December, 2013 by and between

GRANTOR	GRANTEE
Southview Developers Two, LLC, a North Carolina limited liability company c/o Kendall S. Oliver 6736 Falls of the Neuse Road Suite 220 Raleigh, NC 27615	The Trust for Public Land, a nonprofit California public benefit corporation North Carolina State Office 118 South Person Street Raleigh, North Carolina 27601
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 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 the City of Durham, Durham County, North Carolina and more particularly described as follows:

See **EXHIBIT A** attached hereto and incorporated herein by reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7369, Page 718, Durham County Registry..

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

A map showing the above described property is recorded in Plat Book 192 page 318, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid described 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, other than the following exceptions: See EXHIBIT B attached hereto and incorporated by reference.

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

Southview Developers Two, LLC
By Cambridge Village, LLC, manager
By: [Signature]
Print/Type Name & Title: Kendall S. Oliver, manager

**NORTH CAROLINA
WAKE COUNTY**

I, J. Kenneth Edwards, a Notary Public of the County and State aforesaid, do hereby certify that Kendall S. Oliver, Manager of Cambridge Village, LLC, Manager of Southview Developers Two, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and notarial stamp or seal, this 18th day of December, 2013.

[Signature]
Notary Public

My Commission Expires: 1-11-2014

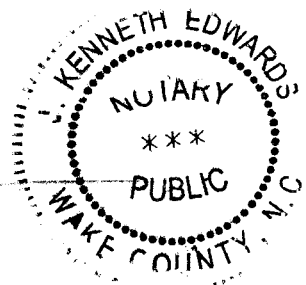


Exhibit A

PROPERTY DESCRIPTION

All of Tract 1, containing 103.477 acres as shown on a plat thereof by Withers & Ravenel, Inc. entitled "Final Exempt Plat for Southview Developers Two, LLC" and recorded in Plat Book 192, Page 318 Durham County Registry, reference to which is hereby made for a more particular description thereof.

All of Tract 2, containing 30 acres as shown on a plat thereof by Withers & Ravenel, Inc. entitled "Final Exempt Plat for Southview Developers Two, LLC" and recorded in Plat Book 192, Page 318 Durham County Registry, reference to which is hereby made for a more particular description thereof.

All of Tract 3, containing 2.65 acres as shown on a plat thereof by Withers & Ravenel, Inc. entitled "Final Exempt Plat for Southview Developers Two, LLC" and recorded in Plat Book 192, Page 318 Durham County Registry, reference to which is hereby made for a more particular description thereof.

Exhibit B

1. Easements, setback lines and other matters shown on plat recorded in Plat Book 72, Page 74; Durham County Registry;
2. Secondary Road Right of Way Agreement granted to Department of Transportation recorded in Book 5990, page 722, Durham County Registry;
3. Right of Way and Easement Agreements granted to North Carolina Department of Transportation recorded in Book 969, Page 414 and Book 969, Page 416, Durham County Registry;
4. Title to the portion of the premises lying within the bounds of U.S. Highway 98 and Southview Road; and/or rights of the public and others entitled thereto in and to the use of the portion of the premises within the bounds of said U.S. Highway 98 and Southview Road, if any.
5. Liens for real estate taxes and assessments for the year 2014 and subsequent years, not yet due and payable; and
6. The following matters shown on survey dated December 16, 2013, by Michael D. Goodfred, Professional Land Surveyor:
 - (a) Overhead power lines and poles;
 - (b) NCDOT drainage easements;
 - (c) 100 year flood lines.