

WAKE COUNTY, NC 70
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/30/2018 14:06:50
STATE OF NC REAL ESTATE
EXCISE TAX: \$139,800.00
BOOK:017306 PAGE:00819 - 00826

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ 139,800.00

Parcel Identifier No. 0797589223, 0797599310, 0797673314

After recording return to: Paul Hastings LLP, 200 Park Avenue, New York, New York 10166,
Attention: Bruce S. DePaola, Esq.

This instrument was prepared by: Levenfeld Pearlstein, LLC, 2 N. LaSalle, Ste. 1300, Chicago, Illinois
60602, Attention: Mark C. Vaughan, Esq.

Brief description for the Index
THIS DEED is made this 27th day of November, 2018, by and between:

GRANTOR: MCREF I RALEIGH, LLC, a Delaware limited liability company, whose address is
One North Wacker Drive, Suite 1905, Chicago, IL 60606

GRANTEE: HIHENGEL L, LLC, a Delaware limited liability company, whose address is 280 Park
Avenue, New York, New York 10017

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 a valuable consideration paid by Grantee, the receipt of which is hereby
acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple,
all of that certain lot or parcel of land situated in Wake County, North Carolina, and more particularly
described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

THIS PROPERTY DOES NOT INCLUDE THE GRANTOR'S PRINCIPAL RESIDENCE.

The Property was acquired by Grantor by instrument recorded in Deed Book 016666, Pages 02092-02098.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, but not otherwise, except for the exceptions hereinafter stated.

Title to the Property is subject to and without warranty as to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

[Signatures Appear on Following Page]

Exhibit A
The Property

Common address: 7303 Hihenge Court, Raleigh, North Carolina 27615

State of North Carolina, Wake County

PHASE 1, LOT 1:

BEGINNING AT AN EXISTING IRON PIPE AT THE INTERSECTION OF THE COMMON PROPERTY LINE OF STONEHENGE ASSOCIATES LLC; CARRIAGE BLUFFS TOWNHOMES ASSOCIATION AND THE SOUTHERN RIGHT OF WAY OF STONEHENGE DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID COMMON PROPERTY LINE SOUTH 56°24'28" EAST 62.83 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 22°09'41" EAST 493.64 FEET TO AN EXISTING IRON PIPE MARKING THE COMMON CORNER OF STONEHENGE ASSOCIATES LLC; CARRIAGE BLUFFS TOWNHOMES ASSOCIATION AND AMMONS INC.; THENCE WITH THE COMMON PROPERTY LINE OF STONEHENGE ASSOCIATES LLC AND AMMONS INC. SOUTH 62°27'13" WEST 343.86 FEET TO AN IRON PIPE SET; THENCE NORTH 81°48'36" WEST 493.16 FEET TO A POINT LOCATED AT SANITARY SEWER MANHOLE; THENCE NORTH 80°30'11" WEST 426.78 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 51°49'46" WEST 147.83 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 34°52'11" WEST 124.17 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 36°31'18" WEST 146.60 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID COMMON PROPERTY LINE NORTH 38°52'04" EAST 122.69 FEET TO AN EXISTING IRON PIPE IN THE SOUTHERN RIGHT OF WAY OF STONEHENGE DRIVE; THENCE WITH SAID RIGHT OF WAY SOUTH 80°06'34" EAST 305.17 FEET TO AN EXISTING IRON PIPE; THENCE ALONG A SIMPLE CURVE TO THE LEFT HAVING A RADIUS OF 1,275.64 FEET, AN ARC LENGTH OF 801.05 FEET AND A CHORD OF NORTH 81°54'04" EAST 787.95 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 63°54'41" EAST 102.59 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.61 ACRES, MORE OR LESS.

PHASE 2, LOT 2:

BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE COMMON PROPERTY LINE OF STONEHENGE XI SUBDIVISION; STONEHENGE ASSOCIATES LLC AND THE SOUTHERN RIGHT OF WAY OF BRIDGEPORT DRIVE, BEING THE POINT OF BEGINNING; THENCE WITH SAID COMMON PROPERTY LINE SOUTH 01°00'30" WEST 498.06 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 32°00'28" EAST 367.06 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 40°22'51" EAST 410.01 FEET TO AN IRON PIPE SET AT THE COMMON CORNER OF STONEHENGE XI SUBDIVISION; STONEHENGE ASSOCIATES LLC AND AMMONS INC.; THENCE WITH THE COMMON LINE OF AMMONS INC SOUTH 71°20'15" EAST 166.41 FEET TO AN IRON PIPE SET; THENCE SOUTH 27°47'41" EAST 149.24 FEET TO AN IRON PIPE SET IN THE NORTHERN RIGHT OF WAY OF STONEHENGE DRIVE; THENCE WITH SAID RIGHT OF WAY SOUTH 63°54'41" WEST 86.17 FEET TO A POINT; THENCE ALONG A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 1,215.64 FEET, AN ARC LENGTH OF 763.37 FEET AND A CHORD OF SOUTH 81°54'04" WEST 750.89 FEET TO A POINT; THENCE NORTH 80°06'34" WEST 364.90 FEET TO A POINT; THENCE ALONG A SIMPLE CURVE TO THE LEFT HAVING A RADIUS OF 1,953.18 FEET, AN ARC LENGTH OF 504.97 FEET AND A CHORD OF NORTH 87°30'57" WEST 503.56 FEET TO A POINT; THENCE SOUTH 85°04'39" WEST 45.83 FEET TO A POINT; THENCE ALONG A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 16.09 FEET AND A CHORD OF NORTH 76°29'15" WEST 15.81 FEET TO AN IRON PIPE SET AT THE INTERSECTION OF CREEDMOOR ROAD AND WRI RALEIGH LP; THENCE WITH THE COMMON LINE OF WRI RALEIGH LP AND LEAVING CREEDMOOR ROAD NORTH 85°04'39" EAST 20.00 FEET TO AN IRON PIPE SET; THENCE SOUTH 04°55'21" EAST 4.00 FEET TO AN IRON PIPE SET; THENCE NORTH 85°04'39" EAST 40.83 FEET TO AN IRON PIPE SET; THENCE ALONG A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 1,954.18 FEET, AN ARC LENGTH OF 505.22 FEET AND A CHORD OF SOUTH 87°30'57" EAST 503.82 FEET TO AN IRON PIPE SET; THENCE SOUTH 80°06'34" EAST 69.51 FEET TO AN IRON PIPE SET; THENCE NORTH 03°58'19" WEST 1,270.84 FEET TO AN IRON PIPE SET IN THE SOUTHERN RIGHT OF WAY OF BRIDGEPORT DRIVE; THENCE WITH SAID RIGHT OF WAY ALONG A SIMPLE CURVE TO THE LEFT HAVING A RADIUS OF 1,516.93 FEET, AN ARC LENGTH OF 540.04 FEET AND A CHORD OF NORTH 75°53'04" EAST 537.19 FEET TO THE POINT OF BEGINNING, AND CONTAINING 22.10 ACRES, MORE OR LESS.

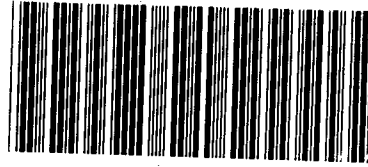
PHASE 3, LOT 3:

BEGINNING AT AN EXISTING IRON PIPE AND THE INTERSECTION OF THE COMMON PROPERTY LINE OF KINDERCARE LEARNING CENTER; STONEHENGE ASSOCIATES LLC, AND THE NORTHERN RIGHT OF WAY OF BRIDGEPORT DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID COMMON PROPERTY LINE NORTH $15^{\circ}56'53''$ WEST 206.97 FEET TO AN IRON PIPE SET; THENCE SOUTH $81^{\circ}03'04''$ WEST 177.90 FEET TO AN EXISTING IRON PIPE AT THE COMMON CORNER OF KINDERCARE LEARNING CENTER; STATE EMPLOYEES CREDIT UNION AND STONEHENGE ASSOCIATES LLC; THENCE WITH THE COMMON LINE OF STATE EMPLOYEES CREDIT UNION NORTH $01^{\circ}57'35''$ WEST 267.37 FEET TO AN EXISTING IRON PIPE; THENCE NORTH $88^{\circ}34'32''$ WEST 166.94 FEET TO AN IRON PIPE SET AT THE COMMON CORNER OF STATE EMPLOYEES CREDIT UNION; COTTAGES OF STONEHENGE CONDOS AND STONEHENGE ASSOCIATES LLC; THENCE WITH THE COMMON PROPERTY LINE OF COTTAGES OF STONEHENGE CONDOS NORTH $20^{\circ}55'23''$ EAST 196.78 FEET TO AN EXISTING IRON PIPE; THENCE NORTH $49^{\circ}35'13''$ EAST 76.60 FEET TO AN EXISTING IRON PIPE; THENCE NORTH $69^{\circ}14'12''$ EAST 141.28 FEET TO AN EXISTING IRON PIPE; THENCE NORTH $49^{\circ}42'16''$ EAST 81.32 FEET TO AN EXISTING IRON PIPE; THENCE NORTH $75^{\circ}11'08''$ EAST 54.98 FEET TO AN IRON PIPE SET AT THE COMMON CORNER OF COTTAGES OF STONEHENGE CONDOS; STONEHENGE ASSOCIATES LLC AND STONEHENGE 16 HOMEOWNERS ASSOCIATION INC.; THENCE WITH THE COMMON PROPERTY LINE OF STONEHENGE 16 HOMEOWNERS ASSOCIATION INC. SOUTH $80^{\circ}48'38''$ EAST 415.02 FEET TO AN EXISTING IRON PIPE; THENCE NORTH $64^{\circ}41'51''$ EAST 169.93 FEET TO AN EXISTING IRON PIPE AT THE COMMON CORNER OF STONEHENGE 16 HOMEOWNERS ASSOCIATION INC; STONEHENGE 19 SUBDIVISION AND STONEHENGE ASSOCIATES LLC; THENCE WITH THE COMMON PROPERTY LINE OF STONEHENGE 19 SUBDIVISION SOUTH $12^{\circ}53'11''$ WEST 345.87 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH $28^{\circ}12'33''$ EAST 193.05 FEET TO AN EXISTING IRON PIPE IN THE NORTHERN RIGHT OF WAY OF BRIDGEPORT DRIVE; THENCE WITH SAID RIGHT OF WAY ALONG A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 1,456.93 FEET, AN ARC LENGTH OF 622.72 FEET AND A CHORD OF SOUTH $61^{\circ}48'27''$ WEST 617.99 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.26 ACRES, MORE OR LESS.

EXHIBIT B

1. Taxes for the year 2018 due and payable, a lien not yet due and payable, and all subsequent years.
2. Easements and any other facts as shown in Book of Maps 1985, Page 1235, Wake County Registry.
3. Easements and any other facts as shown on plat recorded in Book of Maps 1992, Page 1483, Wake County Registry.
4. Easements and any other facts as shown on plat recorded in Book of Maps 1984, Page 3 and Book of Maps 1985, Page 650, Wake County Registry.
5. Easements and any other facts as shown on plat recorded in Book 1984, Page 880, Wake County Registry.
6. Easements and any other facts as shown on plat recorded in Book 1993, Page 187 and Book 1990, Page 619, Wake County Registry.
7. Right(s) of way to Southern Bell Telephone and Telegraph Company recorded in Book 4432, Page 707, Wake County Registry.
8. Easement to Stonehenge Market Place Associates, LTD., a North Carolina limited partnership recorded in Book 3485, Page 251, Wake County Registry.
9. Easement to Carolina Power & Light Company recorded in Book 2958, Page 277 and Book 3579, Page 816, Wake County Registry.
10. Easement to Stonehenge Market Place Associates Limited Partnership, a North Carolina limited partnership recorded in Book 6688, Page 819 and Book 6688, Page 823, Wake County Registry.
11. Cable Television Installation Agreement by and between Stonehenge Apartment Associates, Ltd. and American Television and Communications Corporation, a Delaware corporation d.b.a. Cablevision of Raleigh, recorded in Book 3483, Page 138, Wake County Registry.
12. Easement to Time Warner Entertainment-Advance/Newhouse Partnership, a New York general partnership, through its Eastern Carolina Division, d/b/a Time Warner Cable recorded in Book 13828, Page 2301, Wake County Registry.
13. Rights of parties in possession as tenants only, with no rights or options to purchase, under unrecorded leases(s) or rental agreement(s) which have been assigned by Grantor to Grantee in writing.
14. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey entitled "ALTA/NSPS Land Title Survey for The Apartments at Stonehenge" by Ronald T. Frederick, P.L.S., dated October 23, 2018, last modified November 19, 2018:
 - a. Service utilities, including sanitary sewer manhole(s); sanitary sewer cleanout(s); water valve(s); water meter(s); telephone pedestal(s) and manhole(s); electric boxes; light

poles; power poles; curb inlets; and storm drainage manhole(s), without the benefit of recorded easements.



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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 P