

This certifies that there are no delinquent ad valorem real estate taxes, which the Nash County Tax Collectors charged with collectiong, that are a lien on Pin Number 385114427812
This is not a certification that this Nash County Tax Department Pin Number matches Deed description

Date 11/14/2016

Joyce Bailey
Tax Collector, Deputy Tax Collector, Tax Clerk

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/14/2016 4:26:23 PM
Fee Amt: \$14,886.00 Page 1 of 3
Revenue Tax: \$14,860.00
Nash County North Carolina
Anne J. Melvin Register of Deeds

BK 2852 PG 875 - 877

SPECIAL WARRANTY DEED

Excise Tax: \$14,860.00

Parcel Identifier No. 385114427812

~~Property to be returned to:~~ First American Title Insurance Co. 201 S. College Street, Suite 1440

Brief description for the Index: Tiffany Square Apartments Charlotte, NC 28244

Prepared by: Diana R. Palecek, Smith Moore Leatherwood, LLP

THIS DEED made this 14th day of November, 2016, by and between

812622

GRANTOR

GRANTEE

NEW TIFFANY SQUARE ASSOCIATES, LLC
a North Carolina limited liability company
C/o Pennsylvania Realty Group, Inc.
2701 E. Luzerne Street
Philadelphia, PA 19137

3833 MUSTANG ROAD, LLP
a Colorado limited liability partnership
C/o Interurban Companies
7495 E. Peakview Avenue
Centennial, CO 80111

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has sold, and by these presents, does grant, bargain, sell and convey unto Grantee, its successors and assigns, that parcel of land lying and being in Nash County, North Carolina, and more particularly described on EXHIBIT A attached hereto and incorporated herein by reference.

This property was conveyed to Grantor by Deed recorded in the above named County Registry in Book 2278, Page 967.

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

TO HAVE AND TO HOLD the aforesaid 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 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, subject to: ad valorem taxes for the year 2016 and subsequent years; easements, permits and rights of way of record; restrictive covenants of record; and the terms and provisions of all applicable zoning, land use and planning ordinances, statutes and regulations.

The designation Grantor and Grantee as used herein shall include said parties, and their respective successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

[The remainder of this page is intentionally blank. Separate signature page to follow.]

[SEPARATE SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the day and year first written above.

GRANTOR:

NEW TIFFANY SQUARE ASSOCIATES, LLC,
a North Carolina limited liability company

By: [Signature] (SEAL)
Jon J. Goodman, President

Philadelphia County, Pennsylvania

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Jon J. Goodman as the President of New Tiffany Square Associates, LLC.

Date: November 8, 2016.

[Signature]
[Notary's signature as name appears on seal]

Heather F Martinelli
[Notary's printed name as name appears on seal]



My commission expires: June 20, 2016 / 19
[Signature]

[Affix Notary Seal in Space Above]

Exhibit A

LOCATED IN CITY OF ROCKY MOUNT, STONY CREEK TOWNSHIP, NASH COUNTY, NORTH CAROLINA.

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERN PROPERTY LINE OF TIFFANY BOULEVARD WITH THE EASTERN PROPERTY LINE OF JOYNER STREET (IF BOTH STREET LINES WERE EXTENDED TO INTERSECT); THENCE ALONG THE EASTERN LINE OF JOYNER STREET N. 2° 56' E. 459.05 FEET TO A STAKE; THENCE N. 76° 53' E. 651.48 FEET TO A STAKE AT THE OLD RUN OF HORNBEAM BRANCH; THENCE UP THE OLD RUN OF HORNBEAM BRANCH N. 5° 52' E. 26.75 FEET, N. 33° 57' W. 14.5 FEET, N. 22° 20' E. 15.53 FEET, N. 33° 26' E. 13.7 FEET, AND N. 12° 30' E. 73.15 FEET TO A POINT IN THE CENTER OF THE PRESENT RUN OF HORNBEAM BRANCH; THENCE DOWN THE PRESENT RUN OF HORNBEAM BRANCH S. 19° 57' E. 87.49 FEET, S. 28° 40' E. 53.78 FEET, S. 28° 40' E. 115.44 FEET, S. 21° 14' E. 80.77 FEET, S. 21° 14' E. 41.9 FEET, S. 34° 20' E. 12.42 FEET, S. 65° 10' E. 15.85 FEET, S. 78° 31' E. 94.26 FEET, S. 78° 31' E. 178.95 FEET, N. 88° 24' E. 49.59 FEET, N. 62° 54' E. 13.08 FEET, N. 41° 0' E. 56.43 FEET, N. 10° 41' W. 41.31 FEET, N. 12° 16' E. 18.17 FEET, N. 12° 16' E. 17.38 FEET, N. 35° 38' E. 39.07 FEET, N. 64° 34' E. 20.06 FEET, AND S. 74° 20' E. 17.09 FEET TO A STAKE, THENCE S. 1° 20' W. 577.65 FEET TO A STAKE; THENCE S. 66° 44' W. 230.73 FEET TO A STAKE; THENCE N. 52° 45' W. 230 FEET TO A STAKE; THENCE S. 38° 07' W. 180 FEET TO A STAKE IN THE NORTHERN PROPERTY LINE OF TIFFANY BOULEVARD N. 60° 33' W. 60.70 FEET TO A STAKE; THENCE N. 38° 07' E. 180 FEET TO A STAKE; THENCE N. 58° 43' W. 210 FEET TO A STAKE; THENCE S. 13° 24' W. 220 FEET TO A STAKE IN THE NORTHERN PROPERTY LINE OF TIFFANY BOULEVARD N. 77° 24' W. 369.71 FEET AND N. 80° 44' W. 232.23 FEET TO THE POINT OF BEGINNING.