

Hand - Book 7481 - Page 758 Page 1 of 3
Sale

1,400,000 / 2.8 = 1148 / SF.

Hotel Site

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 APR 30 12:02:52
BK: 7481 PG: 758-760
DEED
FEE: \$26.00
EXCISE TAX: \$2,800.00
INSTRUMENT # 2014011860
SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 2,800.00

Tax Lot No: Parcel Identifier No.: 0718-03-23-3426

Verified by _____ County on the _____ day of _____, 2014

By: _____

MAIL after recording to: Parker Poe Adams & Bernstein LLP (SMM) 401 S. Tryon St., Suite 3000, Charlotte, NC 28202

This instrument was prepared by: Charles L. Steel, IV, Williams Mullen, P.O. Box 12109, RTP, NC 27709-2109

THIS INSTRUMENT PREPARED WITHOUT CERTIFICATION OF TITLE

Brief description for the Index

Lot 1AR2, Final Plat Renaissance Village Lot 1AR, Subdivision,
Plat Book 173, Page 240

THIS DEED made this <u>30th</u> day of April, 2014, by and between:	
GRANTOR	GRANTEE
M-S Holdings, LLC, a North Carolina Limited Liability Company	Southpoint Lodging LLC, a North Carolina Limited Liability Company 3800 Pomfret Lane Charlotte, NC 28211

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 Durham County, North Carolina and more particularly described as follows:

mu (D) zone

HAS PATC overlay

Being all of "Lot 1AR2" containing 2.80 acres, more or less, as shown on the plat entitled "Final Plat Renaissance Village Lot 1AR, Subdivision" dated May 10, 2006, and recorded in Plat Book 173, Page 240, Durham County Registry.

TOGETHER WITH perpetual easement rights for pedestrian and vehicular access over Leonardo Drive as shown on the plat recorded in Plat Book 173, Page 240, Durham County Registry.

TOGETHER WITH easement rights described in the Deed recorded in Book 3797, Page 839, Durham County Registry, benefitting the portion of the Property located within Lot 1A as shown on the plat recorded in Plat Book 145, Page 123, Durham County Registry.

TOGETHER WITH easement rights described in the Declaration of Covenants, Conditions, Easements and Restrictions for Tract 1 at Southpoint recorded in Book 4375, Page 894, Durham County Registry.

Tax Parcel PIN: 0718-03-23-3426

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3797, Page 839, and Book 4375, Page 857, Durham County Registry.

A map showing the above-described property is recorded in Plat Book 173, Page 240, Durham County Registry.

The above-described property does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, the improvements thereon 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
2014 ad valorem taxes.
Easements, roadways, rights-of-way, restrictions and encumbrances of record.

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

M-S Holdings, LLC


By: Mary K. Simpson, Member Manager

STATE OF NORTH CAROLINA

COUNTY OF Dare

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Mary K. Simpson

Date: 4-23-2014

(Official Seal)



My Commission expires: 7-23-2014

Kathy Gale

Notary Public's Signature

Kathy Gale

Notary's Printed Name