

V Acct lot Sales
652,500 / 8 Lots = 81,562.50 / Lot

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Sep 01 10:58 AM NC Rev Stamp: \$ 1305.00
Book: 8012 Page: 698 Fee: \$ 26.00
Instrument Number: 2016030123
DEED

*121 Filligree Bldg Permit 12/2016 *141,360 SFR*

RR 3000

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,305.00

Parcel Identifier No. 218233, 218234, 218247, 218248, 218261, 218262, 218263, 218264

Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Nexsen Pruet, PLLC

Brief description for the Index: Lots 164, 165, 178, 179, 192, 193, 194, 195 Jordan at Southpoint

THIS DEED made this 26th day of August, 2016, by and between

GRANTOR	GRANTEE
COMMUNITY DEVELOPMENT CAPITAL GROUP LLC, a Delaware limited liability company	MERITAGE HOMES OF THE CAROLINAS, INC., an Arizona corporation
c/o CDCG Asset Management LLC 8585 E. Hartford Drive, Suite 118 Scottsdale, AZ 85255	3005 Carrington Mill Blvd Suite 100 Morrisville, NC 27560

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7303 page 703-706.

A map showing the above described property is recorded in Plat Book 193 page 169-173 and Plat Book 193, Pages 256-258.

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 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, other than the following exceptions:

Title to the Property is subject to: all general and special real property taxes and other assessments (including, without limitation, all subsequent assessments for prior years whether due to changes in the use or ownership, or both or otherwise), water, sewer, vault, public space and other public charges which are not yet due and payable, reservations in patents, water rights, claims or titles to water, any matters relating to any threatened or pending condemnation or eminent domain proceedings, all applicable laws (including zoning, building ordinances and land use regulations), all documents establishing or relating to the master-planned community of which the Lots are a portion, any matter shown on the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter whether or not of record not caused by the act or authorization of Grantor in violation of the Option Agreement pursuant to which this instrument is delivered, any matter that would be disclosed by a current inspection or a current accurate ALTA/ACSM survey of the Lots, and all other easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record

Grantor makes no warranty or representation as to the condition of the property or any improvements thereon, including without limitation, any latent or environmental defects in the property or in any improvements thereon and the serviceability or fitness for a particular purpose of the property or any improvements thereon, and Grantee accepts the property and any improvements thereon "AS IS" without recourse against Grantor.

(Signatures on following page)

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

EXECUTED this 26th day of August, 2016

COMMUNITY DEVELOPMENT CAPITAL GROUP LLC,
a Delaware limited liability company

By: CDCG Asset Management, LLC,
an Arizona limited liability company,
the Authorized Agent

By: Steven S Benson
Steven S. Benson, Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 26th day of August, 2016 by STEVEN S. BENSON, the manager of CDCG Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of Community Development Capital Group LLC, a Delaware limited liability company, for and on behalf thereof.

[Signature]
Notary Public

(SEAL)

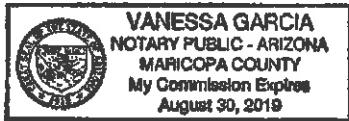
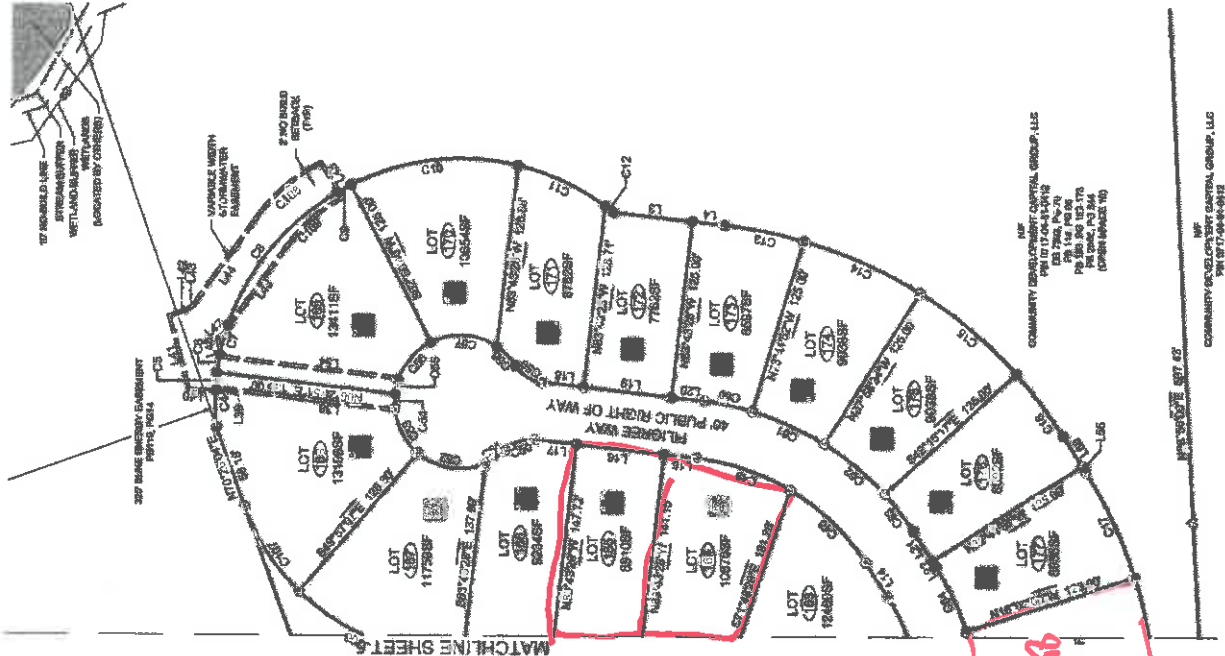


Exhibit A

LEGAL DESCRIPTION OF THE LOTS
(Jordan at Southpoint)

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

BEING all of Lots 164, 165, 178, 179, 192, 193, 194, and 195 as shown on a plat entitled "Final Plat for Jordan at Southpoint Phases 3 & 4," prepared by C. Ryan Davenport, sealed on April 30, 2015, and recorded in Plat Book 194 Pages 270-277, Durham County Registry.



307 MARK BERRYMAN ENVIRONMENT PARTIAL TALLS

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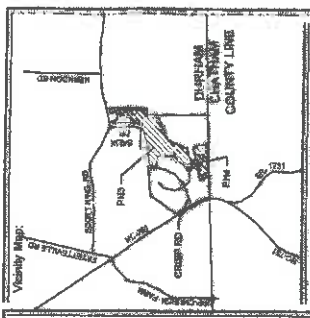
307 MARK BERRYMAN ENVIRONMENT PARTIAL TALLS

307 MARK BERRYMAN ENVIRONMENT PARTIAL TALLS

307 MARK BERRYMAN ENVIRONMENT PARTIAL TALLS

307 MARK BERRYMAN ENVIRONMENT PARTIAL TALLS

307 MARK BERRYMAN ENVIRONMENT PARTIAL TALLS



L.C. FRANK DAVIS/PORT, CERTIFY THAT THIS PLAN AND EXHIBITS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA.
 C. FRANK DAVIS/PORT REG. 14787



FINAL PLAT FOR:
JORDAN AT SOUTHPOINT PHASES 3 & 4
 DURHAM TOWNSHIP, CITY OF DURHAM
 DURHAM COUNTY, NORTH CAROLINA

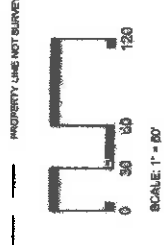
DATE: 2/24/15 SCALE: 1"=80'
 CASE NUMBER: S14C0382

STEWART

REGISTERED PROFESSIONAL ENGINEER
 100 WEST ST. STE 400
 DURHAM, NC 27601
 PHONE: 919.286.1100
 FAX: 919.286.1100

SHEET 8 OF 8

- LEGEND**
- ▲ SURVEY CONTROL POINT
 - EXISTING IRON PIPE
 - EXISTING IRON ROD
 - SET FROM IRON
 - PROPERTY LINE SURVEYED
 - - - PROPERTY LINE NOT SURVEYED



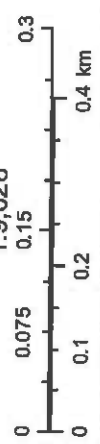
FOR REGISTRATION IN THE REGISTER OF PLATS
 BY THE REGISTER OF PLATS
 200 S. W. 10th St., 1st Floor
 Raleigh, NC 27601-2715
 TEL: 919.733.4300
 FAX: 919.733.4301
 WWW.STATE.NC.GOV/PLATS





January 2, 2017

1:9,028



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, I
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), I
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