

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 NOV 13 12:58:15
BK:7823 PG:248-251
DEED
FEE:\$26.00
EXCISE TAX: \$3,675.00
INSTRUMENT # 2015037982
MDEGREE



2015037982

Excise Tax: \$3,675.00

Parcel ID No: 125278

Return to: Grantee

This instrument was prepared by: Ragsdale Liggett PLLC (Bolton)

Brief Description For The Index:

Lot 2 "Subdivision of Lake View Park", Plat Book 158, Page 337

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of November 12, 2015, by and between:

LakeView Villas, LLC, a North Carolina limited liability company, with offices at 702 Oberlin Road, Raleigh, North Carolina 27605, hereinafter referred to as the Grantor, and **RRPIII Lakeview Durham Resi LLC, a North Carolina limited liability company**, with offices at 4801 PGA Boulevard, Palm Beach Gardens, Florida 33418, hereinafter referred to as the Grantee.

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.

The property herein conveyed does not include the primary residence of Grantor.

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 their right, title and interest in and to that certain lot or parcel of land situated in City of Durham, Durham County, North Carolina and more particularly described as follows:

Being all of Lot 2 according to a map entitled "Final Plat – recombination and Subdivision of Lake View Park", dated April 21, 2003, prepared by Edmund H. Davenport, and recorded in Plat Book 158, Page 337, Durham County Registry.

Being the same property as conveyed to the Grantor by deed recorded in Book 5075 at Page 895 and Book 5419 at Page 833, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all improvements thereon and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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, except for the permitted exceptions listed on Exhibit A attached hereto.

Grantor has caused this deed to be duly executed as of the date first above written.

Signature Page to Special Warranty Deed
To LakeView Villas

GRANTORS:

LakeView Villas, LLC
A North Carolina limited liability company

By: *[Signature]*
James I. Anthony, Jr.
Manager

STATE OF North Carolina
COUNTY OF *Wake*

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
James I. Anthony, Jr., Manager of LakeView Villas, LLC, a North Carolina limited liability company

Date: *Oct 24*, 2015

[STAMP OR SEAL]

Noreen L. Tompkins
Notary Public

My commission expires: *Dec 2, 2017*

NOREEN L TOMPKINS
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires *12/2/2017*

Exhibit A
Permitted Exceptions

1. 2016 ad valorem taxes not yet due and payable.
2. Easements to Duke Power Company recorded in Book 288, Page 450, Book 426, Page 670 and Book 1000, Page 205, Durham County Registry.
3. Right of Way Easement to General Telephone Company of the Southeast recorded in Book 1275, Page 327, Durham County Registry.
4. Declaration of Rights and Privileges of the City of Durham in certain Sanitary Sewer Easements recorded in Book 1510, Page 958, Durham County Registry.
5. Master Declaration of Covenants, Conditions and Restrictions and Reciprocal Easement Agreement for Lakeview Park Master Development recorded in Book 3958, Page 468, Durham County Registry.
6. Subject to matters as shown on recorded plat in Plat Book 158 at Page 335 and 337; Plat Book 86, Page 23; Plat Book 137, Page 34, Plat Book 158, Page 27 and Plat Book 174, Page 86, Durham County Registry.