

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2019 Jan 16 12:20 PM NC Rev Stamp: \$ 9650.00  
 Book: 8579 Page: 555 Fee: \$ 26.00  
 Instrument Number: 2019001351  
 DEED

### NORTH CAROLINA SPECIAL WARRANTY DEED

Mail after recording to: Gary R. Wolf, Higgins Benjamin, PLLC, P.O. Box 20570, Greensboro, NC 27420-0570

Excise Tax: \$9,650.00

Parcel ID No.: 111880

Brief description for the Index: 816 E. Ramseur Street

THIS DEED made this 16th day of January, 2019, by and between

GRANTOR

VRD at Ramseur, LLC, a North Carolina limited liability company  
 8201 Preston Road, Ste. 700  
 Dallas, Texas 75225

GRANTEE

Rosalie Mountain LLC, a Colorado limited liability company  
 6764 Olympus Drive  
 Evergreen, CO 80439

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, Durham County, North Carolina (together with Grantor's interest in all buildings and improvements thereon and appurtenances thereto) and more particularly described as follows:

See Exhibit A attached hereto and hereby incorporated by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 8343, Page 954, as corrected by a corrective affidavit recorded in Book 8347, Page 241, Durham County Register of Deeds.

All or a portion of the property herein conveyed \_\_\_ includes or ~~XXX~~ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book of Maps 127, Page 111, Durham County Register of Deeds.

submitted electronically by "Higgins Benjamin, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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 exceptions hereinafter stated. Title to the property hereinabove described is subject to the exceptions shown on Exhibit B and the lien of ad valorem taxes for the year 2019 and thereafter.

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

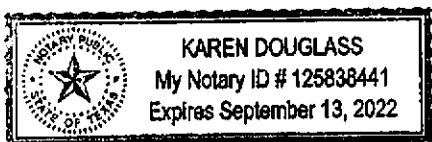
VRD at Ramseur, LLC, a North Carolina limited liability company,  
By: VRD @ Summerville, LLC, a South Carolina limited liability company, its sole member.

By: \_\_\_\_\_  
Name: TONY RAMJI  
Its: Manager

STATE OF TEXAS  
COUNTY OF DALLAS

I, Karen Douglass, a Notary Public of the County and State aforesaid, certify that Tony Ramji personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 15th day of January, 2019.



Karen Douglass  
Notary Public  
My Commission Expires: 9/13/2022

**Exhibit A**

Beginning at an "x" found cut in the concrete at the northeast corner of the property of: William A. Downey as recorded in deed book 1309 at page 920; thence running along the southern right of way line of Ramseur Street S 31° 01' 36" E for a distance of 295.23 feet to the northwest corner of parcel #2; thence running S 62° 01' 24" W for a distance of 237.35 feet to a point in the northern right of way line of CSX Transportation, Inc. (formerly Seaboard Airlines Railroad); thence running along said northern right of way line of CSX Transportation, Inc. along an arc to the right and said arc being parallel to and 100.00 feet north of the centerline of the main tracks; said arc having a radius of 1,827.14 feet and an arc length of 293.53 feet to a point in said right of way; thence running N 60° 47' 38" E along the eastern property line of William A. Downey for a distance of 271.28 feet to the point and place of beginning containing 1.7326 acres.

**Exhibit B**

1. Easements, setback lines and any other matters shown on the plat in Book 127, Page 111 of the Durham County Registry.
2. Terms and conditions of unrecorded Lease Agreement, dated January 2, 2018, between VRD at Ramseur, LLC and Caliber Bodyworks of North Carolina, Inc.
3. Matters as may be shown on the survey prepared by Anthony S. Dibona, PLS, dated January 14, 2018, including without limitation, easements, rights of way and encroachments.