

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Nov 08 01:59 PM NC Rev Stamp: \$ 51900.00
Book: 8305 Page: 252 Fee: \$ 26.00
Instrument Number: 2017039483
DEED

Excise Tax: \$ 51,900.00

Parcel Identification No. 125997 and 126000

Return to:

Manning Fulton & Skinner, P.A.
Barry Mann
3605 Glenwood Ave, Suite 500
Raleigh, North Carolina 27612

This instrument was prepared by:

Saul Ewing Arnstein & Lehr LLP
Kevin Grossfeld
200 S. Biscayne Blvd, Suite 3600
Miami, Florida 33131

Brief description for the Index: Northpoint Apts. – Parcels 125997 and 126000

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made ^{as of the} ~~this~~ 8th day of November, 2017, by and between:

GRANTOR	GRANTEE
<p align="center">Monument Northpoint, LLC, a Delaware limited liability company 5200 Blue Lagoon Drive, Suite 400 Miami, Florida 33126</p>	<p align="center">901 Center Station LLC, a North Carolina limited liability company 10 East 53rd Street, 18th Floor New York, New York 10022</p>

114467943.1

Submitted electronically by "Manning Fulton & Skinner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and being described in **Exhibit A** attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7782, page 766, Durham County Registry.

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.

All or a portion of the property herein conveyed [] includes or [] does not include the primary residence of Grantor.

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 that title against the lawful claims of all persons by, through, or under Grantor but not otherwise, other than those certain matters of title listed in **Exhibit B** attached hereto and incorporated herein.

[Signature to follow on next page]

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

GRANTOR:

MONUMENT NORTHPOINT, LLC,
a Delaware limited liability company

By: [Signature]
Stuart Zook, Manager

State of Florida
County of Miami-Dade

I certify that the following person personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing documents for the purpose stated therein and in the capacity indicated: STUART ZOOK.

Dated: November 6, 2017

[Signature]
Notary Public
Print Name: Lillian Moreno

[Affix Notarial Stamp or Seal]

My Commission Expires: November 12, 2020



Exhibit A
Legal Description

Beginning at an iron pipe in the southern right of way line of chalk Level Road, said iron pipe being the Northeast corner of Elvira Z. Basnight (Deed Book 1909, Page 739 of the Durham County Registry); thence running from said beginning point along the southern right of way line of Chalk Level Road S87-27-15E a distance of 956.04 feet to an iron pipe, said iron pipe being the Northwest corner of Linda Y. Bright (Deed Book 1139 Page 834); thence running along the western line Bright S03-26-14W a distance of 807.70 feet to an iron pipe in the southwestern corner of Michael G. Bearnon (Deed Book 1411 Page 288); thence running along the western line of William D. Brown, III (Deed Book 1353 Page 15) S21-56-19W a distance of 1070.32 feet to an iron pipe, said iron pipe being in the western property lien of Dennis A. Braxter (Deed Book 2092 Page 610) and the Northeast corner of Stanley L. Upchurch (Deed Book 2095 Page 563); thence continuing along the Upchurch northern line N67-53-44W a distance of 359.78 feet to an iron pipe being the northern property lien of Steven V. Spain (Deed Book 1073 Page 118); thence running along the Spain northern line S58-41-07W a distance of 319.64 feet to an iron pipe, said pipe being the Northwest corner of Michael Y. Wang (Deed Book 1041 Page 614) and the northeast corner of Horton C. Callahan, Jr. (Deed Book 1699 Page 520); thence running along the Callahan northern line N86-12-31W a distance of 500.00 feet to an iron pipe, said pipe being in the future northern right of way line of Shaftsbury Drive (Plat Book 60 Page 53) and the Southeast corner of Almena J. Cozart (Deed Book 337 Page 243); thence continuing the Cozart eastern line N03-13-58E a distance of 258.89 feet to an iron pipe, said pipe being the Southeast corner of Albert Scoggins (Deed Book 363 Page 431) and the Southwest corner of a 15' soil & gravel road; thence running along the southern line of said 15' road S82-53-43E a distance of 15.84 feet to an iron pipe, the Southeast corner of said 15' road; thence running along the eastern line of said 15' road N03-23-39E a distance of 1637.79 feet to an iron pipe, said iron pipe being the intersection of the eastern line of said 15' road with the southern right of way line Chalk Level Road; thence running along the southern right of way line of Chalk Level Road S83-06-20E a distance of 100.02 feet to an iron pipe, said iron pipe being the Northwest corner of Clara L. Morris (Deed Book 108 Page 447); thence continuing along Morris western line S03-24-20W a distance of 386.51 feet to an iron pipe in the Southwest corner of Morris line; thence running along Morris southern line S83-09-40E a distance of 375.06 feet to an iron pipe, said iron pipe being the Southeast corner of Elvira Z. Basnight (Deed Book 1909 Page 739); thence continuing along the eastern line of Basnight N03-18-16E a distance of 390.91 feet to the point of beginning.

The above being also described as follows:

EXHIBIT A**LEGAL DESCRIPTION CONTINUED**

Beginning at an iron pipe in the southern right of way line of Chalk Level Road, said iron pipe being the Northeast corner of Elvira Z. Basnight (Deed Book 1909 Page 739 of the Durham County Registry); thence running from said beginning point along the Southern right of way line of Chalk Level Road S87-27-15E a distance of 956.04 feet to an iron pipe, said iron pipe being the Northwest corner of Thelma Keith (Deed Book 3960 Page 638); thence running along the Western line of Keith S03-26-14W a distance of 807.70 feet to an iron pipe in the Southwestern corner of Michael G. Beamon (Deed Book 1411 Page 288); thence running along the Western line of Jewels Realty Investment LLC (Deed Book 6770 Page 850) S21-56-19W a distance of 1070.32 feet to an iron pipe, said iron pipe being in the western property line of Dennis A. Baxter (Deed Book 2092 Page 610) and the Northeast corner of Stanley L. Upchurch (Deed Book 2095 Page 563); thence continuing along the Upchurch Northern line N67-53-44W a distance of 359.78 feet to an iron pipe, said iron pipe being the northern property line of Luanna Spain (Deed Book 1073 Page 118); thence running along the Spain northern line S58-41-07W a distance of 319.64 feet to an iron pipe, said pipe being the Northwest corner of Michael Y. Wang (Deed Book 1041 Page 614) and the Northeast corner of Alejandro Gamboa (Deed Book 7134 Page 279); thence running along the Gamboa Northern line N86-12-31W a distance of 500.00 feet to an iron pipe, said pipe being in the future northern right of way line of Shaftsbury drive (Plat Book 60 Page 53) and the Southeast Corner of Karyn Shaw (Deed Book 6511 Page 244); thence continuing along Shaw Eastern Line N03-13-58E a distance of 258.89 feet to an iron pipe, said pipe being the Southeast corner of Albert Scoggins trustee (Deed Book 4781 Page 164) and the Southwest corner of a 15' Soil & Gravel Road; thence running along the southern line of said 15' road S82-53-43E a distance of 15.84 feet to an iron pipe, the Southeast corner of said 15' road; thence running along the eastern line of said 15' road N03-23-39E a distance of 1637.79 feet to an iron pipe, said iron pipe being the intersection of the eastern line of said 15' road with the southern right of way line of Chalk Level Road; thence running along the southern right of way line of chalk level road S83-06-20E a distance of 100.02 feet to an iron pipe, said iron pipe being the Northwest corner of Terry Morris (Deed Book 4797 Page 880); thence continuing along Morris western line S03-24-20W a distance of 386.51 feet to an iron pipe in the Southwest corner of Morris line; thence running along Morris southern line S83-09-40E a distance of 375.06 feet to an iron pipe, said iron pipe being the southeast corner of Elvira Z. Basnight (Deed Book 1909 Page 739); thence continuing along the eastern line of Basnight N03-18-16E a distance of 390.91 feet to the point of beginning containing 52.515 acres, as shown on that plat entitled "Alta Survey for North Point Crossing Apartments" prepared by Triangle Surveyors, Inc.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2018, and subsequent years, a lien, which are not yet due and payable.
2. Rights of tenants in possession, as of the date herein, as tenants only, under prior unrecorded residential leases.
3. Rights of the public, county, state or municipality in and to that portion of the land taken or used for road purposes.
4. Sanitary sewer easement to the City of Durham as shown on plat recorded April 13, 1967 in Plat Book 57, Page 39, Durham County Registry.
5. Sanitary sewer easement to the City of Durham as shown on plat recorded April 28, 1972 in Plat Book 72, Page 39, Durham County Registry.
6. Easement to Duke Power Company recorded October 10, 1972 in Book 394, Page 539, Durham County Registry.
7. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land.
8. Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements by the City of Durham recorded March 6, 1989 in Book 1510, Page 958, Durham County Registry.
9. The ALTA/NSPS survey prepared by Ronald D. Carpenter, L-2458 of Triangle Surveyors, dated August 24, 2015 under Job No. 96370.07, discloses the following:
 - a. Rights both public and private in and to curb inlets, fire hydrants, light poles, power poles, sanitary sewer manholes, telephone/TV pedestals, water valve, water valve box, water meter, water manhole, cleanout, electric transformer, metal cover, guywire, mailboxes, chain link fence, signs;
 - b. Possible easements for underground sewer, water and utility facilities not shown;
 - c. Intentionally Deleted;
 - d. Apparent sign encroachment into the right of way; and
 - e. Ferris Road encroaches onto subject property.