

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Jun 29 04:25 PM NC Rev Stamp: \$ 3300.00  
Book: 8457 Page: 327 Fee: \$ 26.00  
Instrument Number: 2018022698  
DEED

Prepared by and Return to:  
Elizabeth J. Zook, Esq.  
Carruthers & Roth, P.A.  
P.O. Box 540  
Greensboro, NC 27402  
(as counsel to Grantee only)

Excise Tax \$ 3,300  
Tax Parcel Identification No. 82219714600

NORTH CAROLINA

SPECIAL WARRANTY DEED

DURHAM COUNTY

THIS SPECIAL WARRANTY DEED made as of the 29 day of June, 2018, by and between PRINCETON VILLAS LLC ("Grantor"), whose address is 1000 E. Cesar Chavez, Austin, Texas 78702, and 917 DACIAN, LLC ("Grantee") whose address is 13681 Cheswick Blvd., Carmel, IN 46032. 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.

This is not the personal 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 that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

For legal description, see Exhibit A attached hereto and incorporated herein by this reference.

submitted electronically by "Carruthers & Roth, 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 property hereinabove described was acquired by Grantor by instrument recorded in Book 7799, Page 515, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land 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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

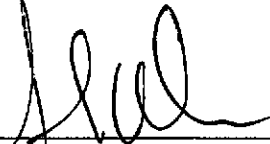
All easements, restrictions and rights of way, of record, and the lien for ad valorem taxes for the current and subsequent years.

[signatures appear on the following page]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED OF PRINCETON VILLAS LLC]

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

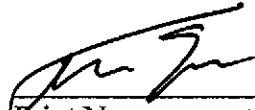
Princeton Villas LLC,  
a North Carolina limited liability company

By:   
Alan Ware, Manager

TRAVIS County, State of TEXAS

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Alan Ware, Manager of Princeton Villas LLC.

Date: 6/28/18

  
Print Name: MATTHEW COLEMAN TAYLOR  
Notary Public

(Official Seal)

My Commission expires: 4/30/2022

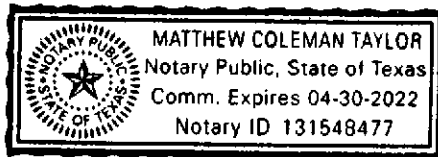


EXHIBIT A

Legal Description

All those certain pieces, parcels, or tracts of land lying and being in the City of Durham, Durham County, North Carolina, and being more particularly described as follows:

BEGINNING at a stake in the property line on the south side of Dacian Avenue, said stake being South 87° 48' East 200 feet from the property line on the East side of Gregson Street, and running thence along and with the property line on the South side of said Dacian Avenue South 87° 48' East 100 feet to a stake; thence South 2° 12' West 150 feet to a stake on the North side of a 15-foot alley; thence along and with the North side of said alley North 87° 48' West 100 feet to a stake; thence North 2° 12' East 150 feet to a stake, the place of beginning, and being Lots 5 and 6 in Block 18 of the B.L. DUKE NORTH DURHAM PROPERTY as per plat and survey thereof now on file in the office of the Register of Deeds of Durham County in Plat Book 5 at page 102 to which reference is hereby made for a more particular description of same.