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FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2019 Feb 21 02:12:12 PM
BK:8598 PG:359-362
DEED
FEE: \$26.00
INSTRUMENT # 2019005170
EXCISE TAX: \$4,300.00



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,300.00

A Return To:

Parcel Identifier No. 0840-06-49-7835 + 084007495590
Verified by _____ County on the ___ day of _____, 20___
By: _____

Moss Woods PLLC
4035 Premier Drive Ste 205
High Point, NC 27265

Mail/Box to: Grantee

This instrument was prepared by: Heather McDowell Esq., Ellinger & Carr PLLC, 2840 Plaza Place, Suite 475, Raleigh, NC 27612.

Brief description for the Index: Lynnhaven Apartments, 917 Wadesboro Street, Durham, PB 101-59

THIS DEED made this 02 day of February, 2019 by and between

GRANTOR	GRANTEE
QNP LYNNHAVEN LLC a North Carolina limited liability company 5184 Iron Gate Road Bloomfield Hills, MI 48304	LYNNHAVEN APARTMENTS, LLC a North Carolina limited liability company 3245 Loch Ness Drive Lexington, KY 27615-6417

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, parcel of land or condominium unit situated in Durham County, North Carolina and more particularly described on Exhibit A attached hereto and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6629, Page 245, Durham County Registry.

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

A map showing the above described property is recorded in Plat Book 101, Page 59, 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.

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 listed on **Exhibit B** attached hereto and incorporated herein.

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

QNP LYNNHAVEN LLC
a North Carolina limited liability company

By: Preservation Housing Partners
a Michigan nonprofit corporation
Its: Sole Member

By: *Robert S. Diedrich* [SEAL]
Robert S. Diedrich, President

STATE OF North Carolina
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Robert S. Diedrich personally came before me this day and acknowledged that he is the President of Preservation Housing Partners, a Michigan nonprofit corporation, sole member of QNP LYNNHAVEN LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 1st day of February, 2019.

My Commission Expires: 1/27/2021

Heather D. McDowell
Heather D. McDowell Notary Public

(Affix Seal)

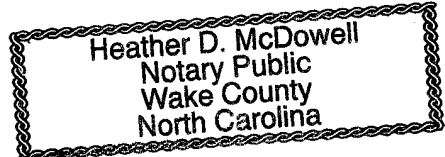


EXHIBIT A
LEGAL DESCRIPTION

TAX PARCEL# 0840-06-49-7835

BEGINNING at an iron stake having North Carolina State Grid Coordinates N 809,426.70 and E 2,044,910.10, said stake also being Joel Register's northwest corner and being a point in the eastern right-of-way of Wadesboro Street; thence with Register's western line and the eastern right-of-way of said street S 20° 26' 50" E 200 feet to an iron stake in the northwestern right-of-way of Lynn Road also being Register's southwest corner; thence with said right-of-way along an undefined counter-clockwise curve having a chord of S 38° 56' 54" W 106.62 feet to an iron stake in said northwestern right-of-way of Lynn Road, also being John Wesley's northeast corner; thence with Wesley's northern line N 80° 17' 04" W 675.82 feet to an iron stake in the eastern line of the N.C. State Highway Commission's Tract; thence with said tract's eastern line N 20° 22' 23" W 252.14 feet to an iron stake set; then with a new line W 25° 56' 03" E 521.52 feet to an iron stake set in the William B. Barker line; thence with a new line N 56° 50' 03" E 111.54 feet to an iron stake set; thence with a new line S 68° 48' 48" E 381.09 feet to an iron stake set in the western line of John Shertzer; thence with said John Shertzer line S 20° 25' 50" E 438.00 feet to an iron stake being Joel Register's northeast corner; thence with Joel Register's northern line S 51° 45' 54" W 100.10 feet to an iron stake being the point and place of BEGINNING, as shown on a boundary survey thereof by Runa A. Cooper, R.L.S., dated June 1, 1982 and now on file in the office of the Register of Deeds of Durham County in Plat Book 101, Page 59, to which reference is hereby made for a more particular description.

EXHIBIT B
PERMITTED EXCEPTIONS

1. The lien of all taxes for the year 2019, not yet due and payable, and subsequent years.
2. Use Agreement recorded in Book 5551, Page 111, as modified in Book 6629, Page 291, and re-recorded in Book 6655, Page 116, Durham County Registry.
3. Accommodation Agreement recorded in Book 6629, Page 273, Durham County Registry.
4. Matters shown on plat recorded in Plat Book 101, Page 59, Durham County Registry.
5. Easement in favor of Lynn-Oxford Associates Limited Partnership recorded in Book 1086, Page 872, Durham County Registry.
6. Duke Power Company easement recorded in Book 1094, Page 72, Durham County Registry.
7. Subordination Agreement recorded in Book 5551, Page 214, Durham County Registry.
8. The rights of apartment tenants in possession, as apartment tenants only, under prior written but unrecorded leases without rights or options to purchase.
9. Matters shown on survey by Stephen M. Cain, on behalf of ASM of NC, Inc. as Job No. 1807759, and any easement or right of way associated therewith:
 - a. Various utility lines, underground telephone lines, underground electric lines, underground gas lines, underground water lines, telephone pedestals, water valves, storm manholes, light poles, fire hydrants, cable boxes, transformer pads, transformers, curb inlets and mail boxes located on the land;
 - b. encroachments listed in Box 5Ciii letter A regarding fence;
 - c. encroachments listed in Box 5Ciii letter B regarding sign crosses into right of way.