

Register of Deeds  
Sharon A. Davis  
Durham County, NC

12/06/2022 08:59:28AM

BT: OPR B: 9830 P: 286 Pages: 4

DEED - DEED

Fee: \$50,126.00 Excise Tax: \$50100.00

**INSTRUMENT #2022045791**

April Carrington

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 50,100<sup>00</sup>

Parcel Identifier No.: 143592

This instrument was prepared by Charles V. Archie, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds. The name and address of the closing attorney is Charles V. Archie, Wyrick Robbins Yates & Ponton LLP, 4101 Lake Boone Trail, Suite 300, Raleigh, NC 27607.

Brief Description for the Index: Former Lots 8R1 and 9R2, The Park at Southpoint

THIS GENERAL WARRANTY DEED made this 5<sup>th</sup> day of December 2022, by and between:

GRANTOR	GRANTEE
Crown CHH L.L.C., a Delaware limited liability company 2905 Premiere Parkway, Suite 300 Duluth, Georgia 30097	RP CGR SP HON, LLC, a Delaware limited liability company 100 Coastal Drive, Suite 400 Charleston, SC 29492

*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 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 the City of Durham, Durham County, North Carolina and more particularly described as follows:

See Exhibit A which is attached hereto and incorporated herein by reference.

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

submitted electronically by "Wyrick Robbins Yates & Ponton LLP"  
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 8344, Page 713 and Book 8344, Page 725, Durham County Registry.

A map showing the above-described property is recorded in Plat Book 199, Page 379, Durham County Registry.

**TO HAVE AND TO HOLD** unto the Grantee, and unto their heirs, successors and assigns, in fee simple forever, the above-described real estate, together with the improvements thereon, and the hereditaments and appurtenances thereunto appertaining.

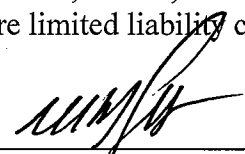
**AND THE GRANTOR HEREBY COVENANTS** with the Grantee, and with their heirs, successors and assigns, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following exceptions:

Easements, restrictions, and rights of way of record, if any, zoning and other governmental regulations, matters of survey, and ad valorem taxes for the current and subsequent years.

*(Signature page follows)*

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

CROWN CHH, L.L.C.,  
a Delaware limited liability company

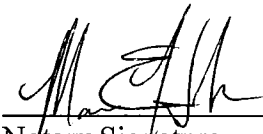
By:   
David W. Hult, President and  
Chief Executive Officer

STATE OF GEORGIA

COUNTY OF GWINNETT

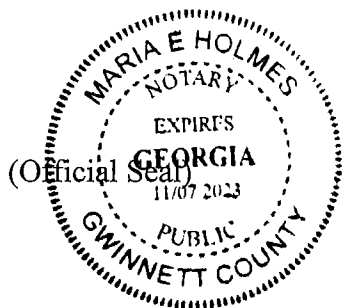
I certify that the following person personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David W. Hult, as President and Chief Executive Officer of Crown CHH, L.L.C., a Delaware limited liability company.

Date: November 30, 2022.

  
Notary Signature

Maria E Holmes  
Notary Printed Name

My Commission Expires: 11/07/2023



**EXHIBIT A**

Legal Description

ALL those certain tracts or parcels of land lying and being situate in Triangle Township, Durham County, North Carolina, and being more particularly described as follows:

Being all of "Lot 8R1" and "Lot 9R2" containing a total of 15.444 +/- acres, as same is shown on the plat entitled "Recombination Survey, Lots 8R1 & 9R2, Property of Crown CHH, LLC" by Riley Surveying, P.A., recorded in Plat Book 199, Page 379, in the Office of the Register of Deeds of Durham County, North Carolina.