

SPACE ABOVE LINE FOR RECORDING DATA

THIS INSTRUMENT WAS PREPARED BY CHRISTOPHER H. ROEDE, ATTORNEY AT LAW, POYNER SPRUILL LLP, P. O. BOX 1801, RALEIGH, NC 27602-1801, WHO IS A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, SHALL BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF THE CLOSING PROCEEDS

Return to: Blake Schulz
Ice Miller LLP
One American Square, Suite 2900
Indianapolis, IN 46282-0200

NORTH CAROLINA

Parcel No.: 0058282, 0026282

WAKE COUNTY

Revenue: \$34,200.00

Grantor states that the Property does not include the primary residence of Grantor.

This Special Warranty Deed is made effective this 6th day of August, 2015, by and between **TIGER PROPERTIES III, LLC**, a North Carolina limited liability company ("Grantor"), whose mailing address is 2420 East Lake Drive, Raleigh, North Carolina, 27609-7610 and **STERLING ARBOR CREEK, LLC**, a North Carolina limited liability company ("Grantee"), whose mailing address is 3900 Edison Lakes Parkway, Suite 201, Mishawaka, Indiana 46546-2008. The designations "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 Wake County, North Carolina ("Property"), and more particularly as follows:

BEGINNING at New Iron Pipe designated "Control Corner" located at a point on the northwestern right of way of Buck Jones Road (60' R/W) said point being the eastern corner of the property either now or formerly owned by Azimi Sider described in Deed Book 8855, Page 2354, Wake County Registry; thence along the northern property line of the above described Sider property, the following three (3) calls: (1) North 52 degrees 31 minutes 28 seconds West 90.00 feet to an Existing Iron Pipe; (2) South 37 degrees 41 minutes 45 seconds West 16.85 feet to an Existing Iron Pipe; and (3) North 52 degrees 18 minutes 38 seconds West 86.15 feet to an Existing Iron Pipe; thence along the western property line of the above described Sider property, South 37 degrees 43 minutes 16 seconds West 73.12 feet to an Existing Iron Pipe;

Submitted electronically by "Wyatt Early Harris Wheeler LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

thence along the western property line of the property either now or formerly owned by Sider, Inc. described in Deed Book 9074, Page 1470, Wake County Registry, the following two (2) calls: (1) South 37 degrees 36 minutes 26 seconds West 54.96 feet to an Existing Iron Pipe; and (2) South 02 degrees 39 minutes 09 seconds West 122.34 feet to an Existing Iron Pipe located on the northern right of way of Bashford Road (60' R/W); thence following the above described northern right of way of Bashford Road, North 87 degrees 25 minutes 39 seconds West 135.61 feet to a New Iron Pipe located at the southeastern corner of the property either now or formerly owned by Tiger Properties 1, LLC described in Deed Book 11988, Page 762, shown on Map Book 1992, Page 373, Wake County Registry; thence along the eastern property line of the aforescribed Tiger Properties 1, LLC property, North 03 degrees 41 minutes 45 seconds East 490.92 feet to an Existing Iron Pipe; thence North 03 degrees 29 minutes 37 seconds East 208.10 feet to an Existing Iron Pipe located at a point on the eastern property line of the property either now or formerly owned by ORT Associates, Deed Book 3628, Page 106, shown on Map Book 1986, Page 148, Wake County Registry; thence along the eastern property line of the aforescribed ORT Associates property North 03 degrees 30 minutes 28 seconds East 825.10 feet to an Existing Iron Pipe located within the right of way of the "Future Western Boulevard"(unimproved); thence along said right of way, South 87 degrees 37 minutes 50 seconds East 925.90 feet to an Existing Iron Pipe located at the southeastern corner of the property either now or formerly owned by Dellmoore LLC described in Deed Book 12307, Page 1631, Wake County Registry; thence South 19 degrees 50 minutes 07 seconds East 472.54 feet to a New Iron Pipe located at a point on the northwestern right of way of Buck Jones Road (60' R/W); thence South 48 degrees 42 minutes 05 seconds West 201.12 feet to an Existing Iron Pipe; thence leaving the above described right of way of Buck Jones Road North 79 degrees 07 minutes 35 seconds West 9.78 feet to an Existing Iron Pipe; thence North 79 degrees 07 minutes 35 seconds West 279.12 feet along the northern property line of the property either now or formerly owned by Roeshot Homes, Inc. described in Deed Book 7508, Page 735, shown on Map Book 1998, Page 42, Wake County Registry to an Existing Iron Pipe; thence South 07 degrees 32 minutes 59 seconds West 200.05 feet to an Existing Nail in Tree; thence South 86 degrees 53 minutes 01 seconds East 157.66 feet to an Existing Iron Pipe located at the above described northwestern right of way of Buck Jones Road; thence along a curve having a Radius of 4388.79 feet, Length 376.95 feet, Chord Bearing and distance South 40 degrees 09 minutes 00 seconds West 376.83 feet to an Existing Iron Pipe; thence continuing along the northwestern right of way of Buck Jones Road, South 37 degrees 42 minutes 42 seconds West 432.08 feet to the POINT AND PLACE OF BEGINNING and being all of that property shown as Parcel #1, containing 16.553 Gross Acres and Parcel #2, containing 8.301 Acres, all as shown on survey entitled "ALTA Survey for Sterling Arbor Creek, LLC, Project: Arbor Creek, Raleigh Township, Raleigh, North Carolina" prepared by Al Prince & Associates, P.A., dated March 11, 2015.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 012615, Page 01623, Wake 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 to such land, and that Grantor will warrant and defend such title against the lawful claims of all persons claiming by, under, or through Grantor, except that title is conveyed subject to the lien for any and all taxes for the year 2015 and subsequent years, all easements, restrictions, rights of way, covenants, encumbrances and other matters appearing of record.

SIGNATURE ON NEXT PAGE

In Witness Whereof, the Grantor has caused this instrument to be signed in its limited liability company name by its duly authorized manager, the day and year first above written.

GRANTOR:

TIGER PROPERTIES III, LLC,
a North Carolina limited liability company

By: *Bill Barnard*
Name: Bill Barnard
Title: Manager/Member

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Bill Barnard, as Member/Manager of Tiger Properties III, LLC.

Date: 4th day of August, 2015.

Official Signature of Notary: *Lori Trast*

Notary's Printed or Typed Name: Lori Trast, Notary Public

My Commission Expires: September 23, 2019

(Official Seal)

