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20160721000153530 DEED  
**Bk: RB6160 Pg: 82**  
07/21/2016 12:52:54 PM 1/6

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$31000.00 MB

**Excise Tax: \$ 31,000.00**

Tax Lot No. \_\_\_\_\_; Parcel Identifier No. 9778610163  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail after recording to:

Pamela V. Rothenberg, Esquire  
Womble Carlyle Sandridge & Rice, LLP  
1200 19th St., NW, Suite 500  
Washington, DC 20036

This instrument was prepared by:

Michelle H. Lord  
Fairfield Residential Company, LLC  
5510 Morehouse Drive, Suite 200  
San Diego, CA 92121

Brief Description for the Index: BRIDGES AT CHAPEL HILL APARTMENTS, CARRBORO, NC

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 20 day of July, 2016, by and between

**GRANTOR**

**GRANTEE**

FAIRFIELD CHAPEL HILL LLC, a Delaware limited liability company

SK CHAPEL HILL LLC, a Delaware limited liability company

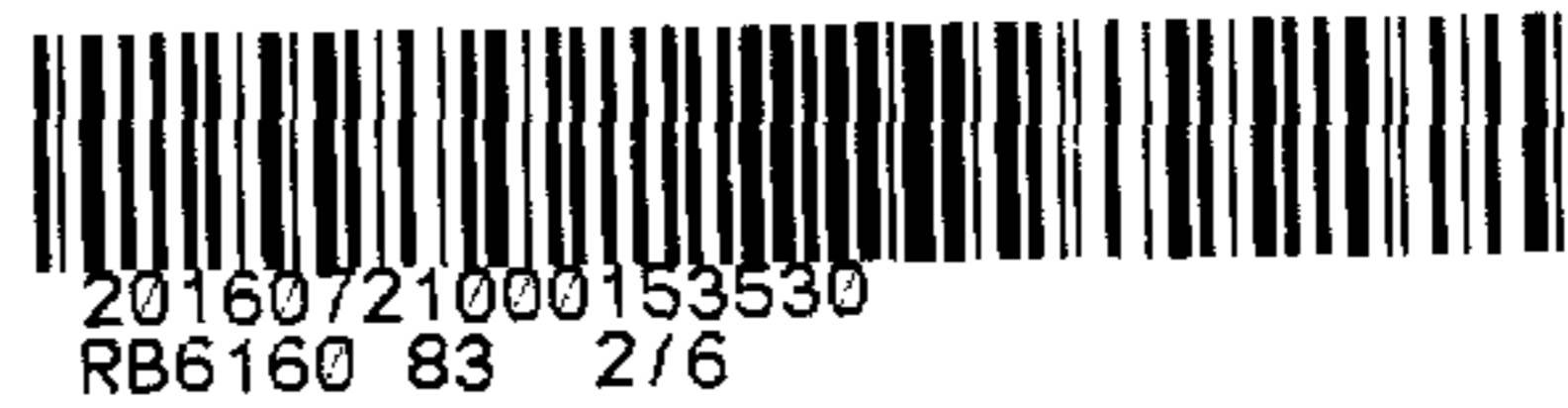
Mailing address:

Mailing address:

Fairfield Residential Company LLC  
5510 Morehouse Drive, Suite 200  
San Diego, California 92121  
Attn: Gino A. Barra

c/o Kettler  
1751 Pinnacle Drive, Suite 700  
McLean, Virginia 22102  
Attn: Sean H. Curtin

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.



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 or parcel of land situated in the City of Carrboro, Orange County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5539 Pages 175-182.

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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the exceptions described on Exhibit B attached hereto and made a part hereof.

[signature page to follow]



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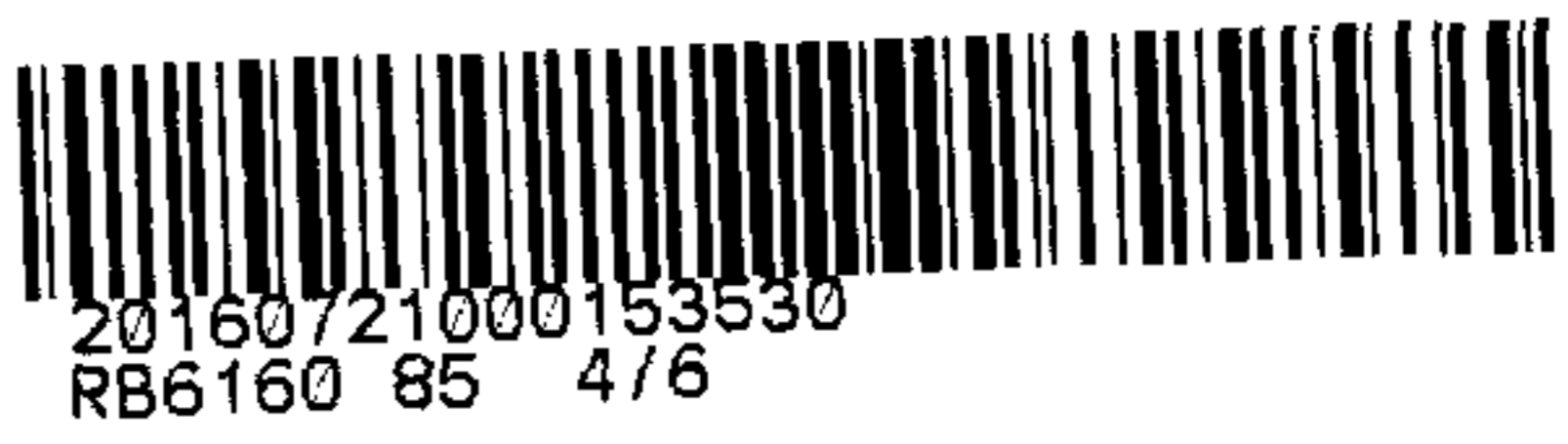
**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed and delivered.

**FAIRFIELD CHAPEL HILL LLC,**  
a Delaware limited liability company

By: **FFI BSREP GP LLC,**  
a Delaware limited liability company,  
its Non-Member Manager

By:   
Name: **Gino A. Barra**  
Title: **Vice President**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



CALIFORNIA NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

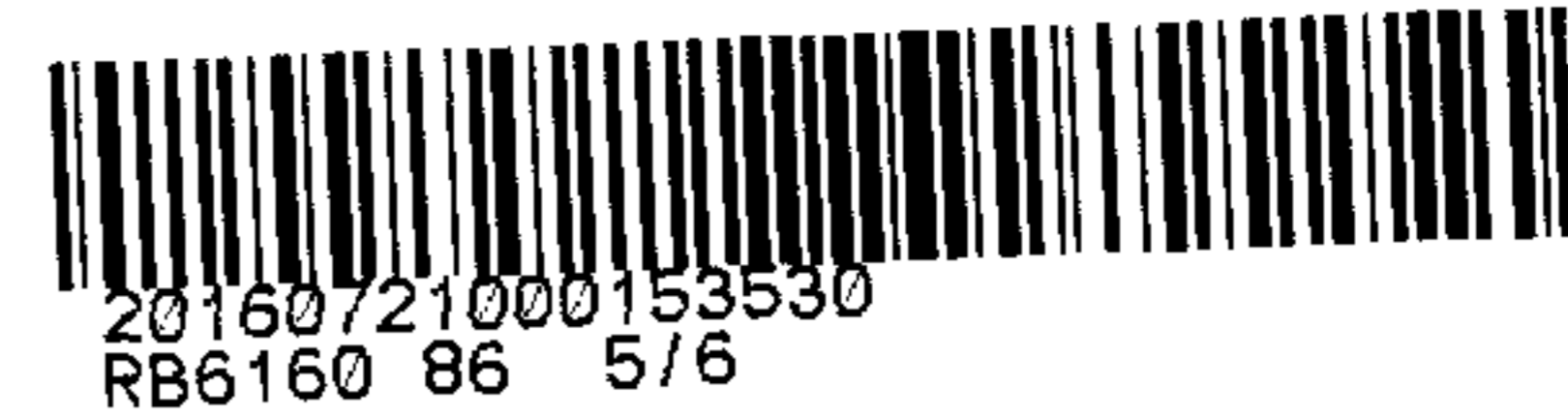
On July 15, 2016, before me, Sarah E. Loy, Notary Public (name and title of officer), personally appeared Gino A. Bara (name of signer), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,  
Sarah E. Loy  
Signature (Seal)



**EXHIBIT A**



**Legal Description**

Being that certain property located in Carrboro, Orange County, North Carolina, and described by metes and bounds as follows:

Beginning at an 3/4-inch open top iron pin found in the northern margin of the right-of-way of BPW Club Road (a 60' public right-of-way) and also being the common corner of the property of Kenneth M & Linda C. Kasteleman (now or formerly) as recorded Deed Book 1576, Page 161, Orange County Registry, and the property of Gilbert H. & Nancy Ciocci (now or formerly) as recorded in Deed Book 2645, Page 569, Orange County Registry; thence with the northern margin of the right-of-way of BPW Club Road the following five (5) courses and distances: (1) N. 89-05-46 W. 70.02 feet to a 3/4-inch open top iron pin found, (2) S. 73-35-53 W. 49.92 feet to a 1-inch open top iron pin found, (3) N. 89-01-28 W. 373.04 feet to a 3/4-inch solid rod iron pin found, (4) with arc of a circular curve to the right having a radius of 170.00 feet, an arc distance of 118.45 feet, and a chord bearing and distance of N. 68-54-16 W. 116.06 feet to a 3/4-inch open top iron pin found, and (5) N. 49-12-20 W. 96.74 feet to a 3/4-inch open top iron pin found in the southeastern corner of the property of Cornerstone Realty (now or formerly) as recorded in Deed Book 2223, Page 471, Orange County Registry; thence with the easterly boundary of said Cornerstone Realty property N. 00-43-19 W. 414.64 feet to a 3/4-inch open top iron pin found in a corner of the property of Triangle Land Conservancy (now or formerly) as recorded in Deed Book 798, Page 583, Orange County Registry; thence with the southerly boundary of said Triangle Land Conservancy property the following eight (8) courses and distances: (1) N. 89-17-19 E. 99.99 feet to a 3/4-inch open top iron pin found, (2) N. 00-42-38 W. 91.96 feet to a nail found in root, (3) N. 89-15-23 E. 214.99 feet to a 3/4-inch open top iron pin found, (4) S. 00-43-47 E. 58.16 feet to 3/4-inch open top iron pin found, (5) N. 61-03-42 E. 85.60 feet to a 3/4-inch open top iron pin found, (6) S. 46-55-08 E. 193.17 feet to a 3/4-inch open top iron pin found, (7) N. 89-27-33 E. 25.99 feet to 3/4-inch open top iron pin found, and (8) S. 61-03-25 E. 135.59 feet to a 3/4-inch open top iron pin found in the westerly boundary of the property of William H. & Ronna W. Nichamin (now or formerly); thence with the westerly boundary of said Nichamin property S. 40-32-53 W. 8.17 feet to a 1-inch open top iron pin found in the northwestern corner of the property of Kurt & Carolyn Heinrich (now or formerly) as recorded in Deed Book 2088, Page 361, Orange County Registry; thence with the westerly boundary of said Heinrich property S. 14-48-23 W. 184.34 feet to a 3/4-inch open top iron pin found; thence continuing with the western boundary of said Heinrich property and the western boundary of the above-referenced Kasteleman property S. 09-00-34 E. 143.94 feet to a 3/4-inch open top iron pin found; thence continuing with the western boundary of said Kasteleman property S. 25-02-08 E. 75.48 feet to the point or place of beginning, containing approximately 8.00 acres.

**EXHIBIT B**



**Permitted Title Exceptions**

1. **Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.**
2. **Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Book of Maps 53, Page 38, Orange County Registry.**
3. **Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by survey entitled "ALTA/NSPS LAND TITLE SURVEY FOR THE BRIDGES AT CHAPEL HILL " by T.A. Sherard, P.L.S., dated June 2, 2016.**

Service utilities  
Wooden retaining walls  
Zoning setback lines  
6' Wood privacy fence

4. **The correctness of the square footage/acreage computation contained in the description of the Land.**
5. **Rights of tenants in possession, if any, as tenants only, under unrecorded leases.**
6. **Easement(s) to the Orange Water and Sewer Authority recorded in Book 798, page 575, Orange County Registry.**
7. **Easement(s) to Duke Power recorded in Book 872, Page 597 and Book 184, Page 574, Orange County Registry.**
8. **Easement(s) to Piedmont Electric Membership Corporation recorded in Book 833, Pages 31 and 32; Book 150, Page 85 and Book 151, Page 445, Orange County Registry.**
9. **Conditional Use Permit recorded in Book 750, Page 505 as amended in Book 768, Page 143, Orange County Registry.**
10. **Easement to University of North Carolina recorded in Book 137, Page 214 and rerecorded in Book 137, Page 233, Orange County Registry.**
11. **Memorandum of Agreement and Easement to Time Warner Cable recorded in Book 5074, Page 479, Orange County Registry.**
12. **Matters contained in the Prohibition Against Condominium Conversion Agreement between Fairfield Chapel Hill LLC, a Delaware limited liability company and SK Chapel Hill LLC, a Delaware limited liability company, recorded immediately following this deed.**