

FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2016 OCT 07 02:58:45 PM  
 BK:8039 PG:345-348  
 DEED  
 FEE:\$26.00  
 EXCISE TAX:\$8,320.00  
 INSTRUMENT # 2016035001  
 TREFEARN



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$8,320.00

Tax Identification Nos. 157833; out of 157842; out of 201872

Return to: Grantee

This instrument was prepared by: Weatherspoon & Voltz LLP

Brief description for the Index: 13.49 acres, Davis Drive, Durham, NC

THIS DEED is made this 7<sup>th</sup> day of OCTOBER, 2016, by and between

GRANTOR	GRANTEE
RESEARCH TRIANGLE LTD., a Florida limited partnership, doing business in North Carolina as RESEARCH TRIANGLE AT DAVIS PARK, LTD., LP  600 E. Colonial Drive, Suite 100 Orlando, Florida 32803	DD DAVIS PARK, LLC, a Georgia limited liability company  403 Corporate Center Drive, Suite 201 Stockbridge, Georgia 30281

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 that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and being described as follows:

Set forth in **Exhibit A** attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6750, Page 401, Durham County Registry.

A map showing the above described property is recorded in Plat Book 196, Pages 95-99, Durham County Registry.

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

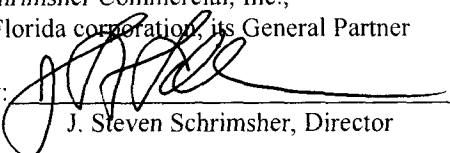
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 those certain exceptions set forth in **Exhibit B** attached hereto and incorporated herein by this reference.

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

Research Triangle Ltd.,  
a Florida limited liability partnership

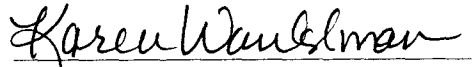
By: Schrimsher Commercial, Inc.,  
a Florida corporation, its General Partner

By:   
J. Steven Schrimsher, Director

STATE OF FLORIDA  
COUNTY OF ORANGE

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: J. Steven Schrimsher, Director.

Date: October 3, 2016.

  
Notary Public

\_\_\_\_\_  
Printed Name

My commission expires: \_\_\_\_\_

[Official seal]

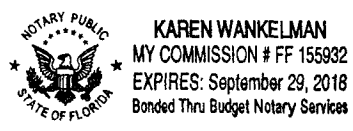


Exhibit A

**FEE TRACT:**

BEING all of Tract 2, containing 13.49 acres, as more particularly described on plat entitled "TMC SOUTH RECOMBINATION PLAT" recorded in Plat Book 196, Pages 95-99, Durham County Registry.

**EASEMENT TRACTS:**

TOGETHER WITH the beneficial easements as defined in that certain Temporary Construction Easement Agreement between Research Triangle, Ltd. and DD Davis Park, LLC recorded in Book 8039, Page 349, Durham County Registry;

TOGETHER WITH non-exclusive easements for perpetual ingress, egress and regress and for the installation, repair and maintenance of utilities, over, on, through and under Keating Drive Road pursuant to that certain Declaration of Restrictions and Provisions for Private Road Maintenance (Keating Drive) recorded in Book 6750, Page 381, Durham County Registry; and

TOGETHER WITH non-exclusive beneficial easements as set forth in that certain instrument entitled "Davis Park East Declaration of Easements, Covenants and Restrictions" recorded in Book 8039, Page 314, Durham County Registry.

Exhibit B

1. Ad valorem taxes for the year 2017 and subsequent years, not yet due and payable.
2. Permanent Drainage Easement as contained in Deed for Highway Right-of-Way to the Department of Transportation recorded in Book 4562, Page 852, Durham County Registry, as shown on plat recorded in Plat Book 165, Page 368, Durham County Registry.
3. Terms and conditions set forth in that certain Declaration of Restrictions and Provisions for Private Road Maintenance (Keating Drive) recorded in Book 6750, Page 381, Durham County Registry.
4. Covenants, conditions, restrictions, easements and liens provided for in the Davis Park East Declaration of Easements, Covenants and Restrictions recorded in Book 8039, Page 314, Durham County Registry.
5. Temporary Construction Easement Agreement between Research Triangle, Ltd. and DD Davis Park, LLC recorded in Book 8039, Page 349, Durham County Registry
6. Rights of others in and to the continuous and uninterrupted flow of waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land.
7. Matters shown on ALTA/NSPS Land Title Survey entitled "Davis Park Apartments" prepared by The John R. McAdams Company, Inc., File NameDDV15020-C1.
8. The following matters set forth on maps recorded at Plat Book 165, Page 368; Plat Book 173, Pages 321 and 324; Plat Book 181, Page 383; Plat Book 182, Page 266; and Plat Book 196, Pages 95-99, Durham County Registry:
  - a) 50' Durham County Stream Buffer;
  - b) 10' No Build Zone;
  - c) Right of way of Oakley Street (60' Wide Private Right of Way);
  - d) Public Storm Water Drainage Easement (subject to Declaration of Rights and Privileges of the City of Durham per document recorded in Book 2298, Page 208, Durham County Registry);
  - e) 100 year flood plain line (affects easement tracts only);
  - f) 20' maximum setback per "Triangle Metro Center South" Development Plan; and
  - g) Requirements for Land Disturbing Permit (see PB 173, page 324).