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NA

20161206000256470 DEED  
Bk:RB6231 Pg:465  
12/06/2016 04:29:32 PM 1/7

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$27100.00

gB

Excise Tax \$27,100

Prepared by Kennon Craver, PLLC

Return to Grantee, 1450 Environ Way  
Chapel Hill, NC 27517

9798-34-5972.134 thru .191

PINs: See Exhibit A

LKB

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made this 6<sup>th</sup> day of December, 2016, by and between:

GRANTOR: EAST 54 ASSOCIATES, LLC, a North Carolina limited liability company  
1450 Environ Way  
Chapel Hill, NC 27517

and

GRANTEE: ENVIRONS AT EAST 54, LLC, a North Carolina limited liability company,  
having a ninety nine percent (99%) tenancy in common interest  
1450 Environ Way  
Chapel Hill, NC 27517

and

ENVIRONS HOLDINGS, LLC, a North Carolina limited liability company,  
having a one percent (1%) tenancy in common interest  
2905 Meridian Parkway  
Durham, NC 27713

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context).

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Orange County, North



Carolina, and being more particularly described as follows (the "Property"): **See Exhibit A attached hereto and incorporated by reference.**

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND THE GRANTOR covenants with the Grantee, that Grantor has 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 set forth on Exhibit B 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 the Grantor.

(signature and acknowledge page follows)



IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

East 54 Associates, LLC

By: East 54 Investor, LLC, its Manager

By: University Inn Associates, L.L.C., it  
Manager

By: East West Partners Management  
Company, Inc., its Manager

By: [Signature] (seal)  
Name: Roger Perry  
Title: President

STATE OF NORTH CAROLINA  
COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Roger Perry  
*(name of person signing in blank)*

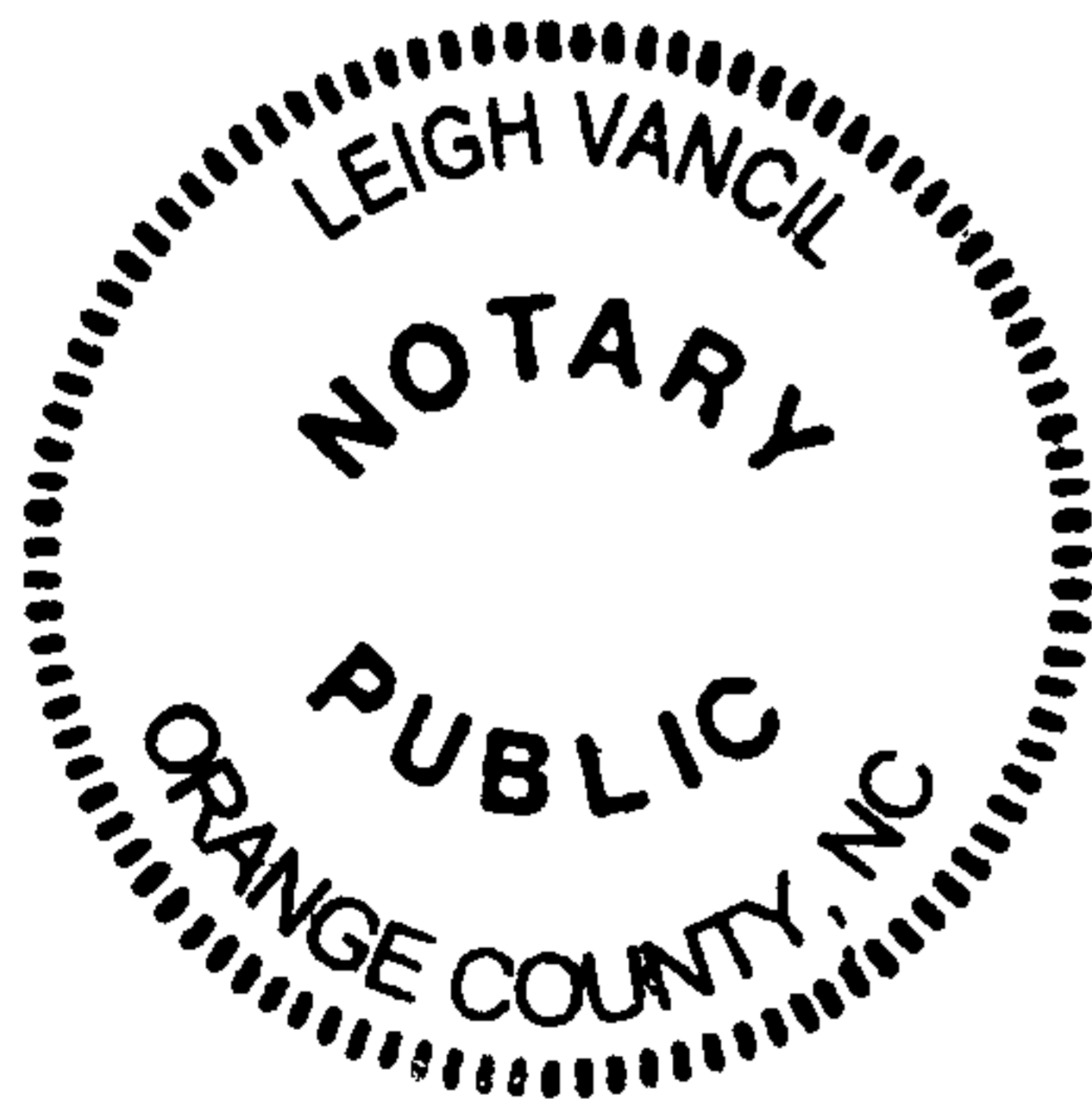
Date: December 2, 2016

[Signature]  
Notary Public

Print Name: Leigh Vancil

My commission expires: 9-14-20

[Official Seal]

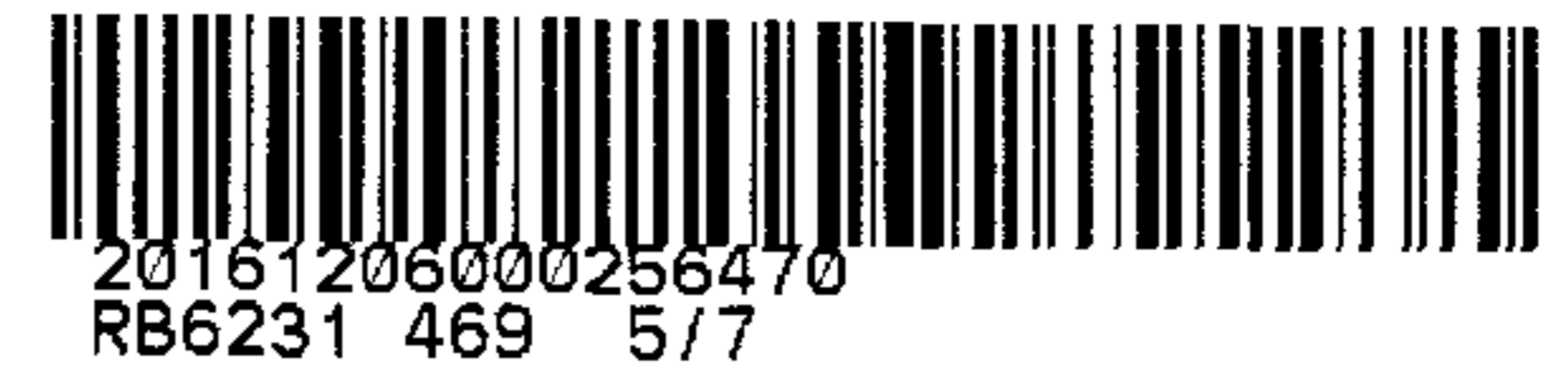




**EXHIBIT A**  
**Legal Description**

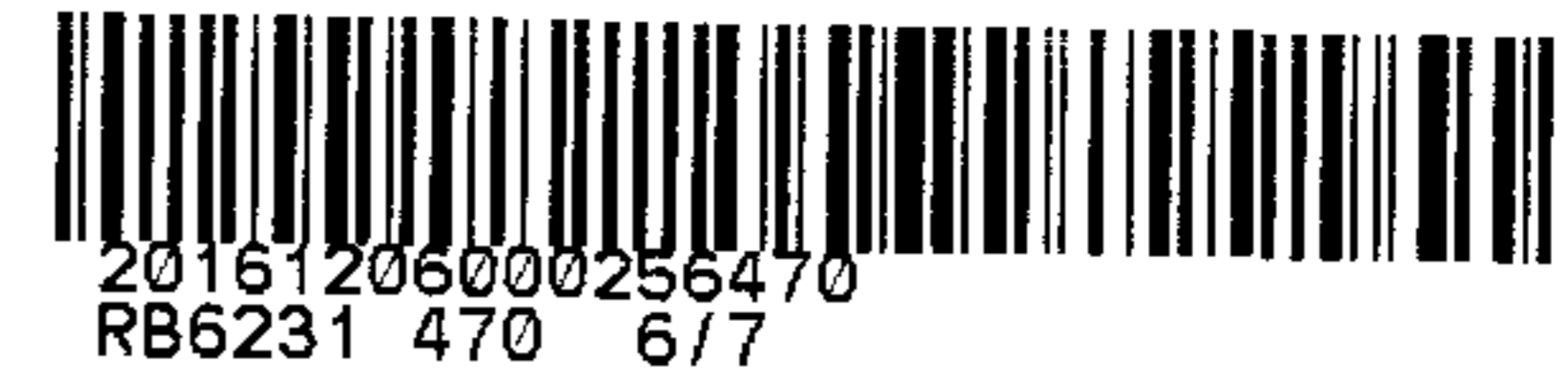
BEING all of the following units of East 54 Residential II Condominium as described in the Declaration of East 54 Residential II Condominium dated January 28, 2015, and recorded in Book 5900, Page 60, Orange County Registry, and on the plats and plans for East 54 Residential II Condominium recorded in Plat Book 114, Pages 23 through 31, Orange County Registry, TOGETHER WITH (i) an undivided interest in the Common Elements of East 54 Residential II Condominium as more particularly set forth in the Residential II Declaration, (ii) the Limited Common Elements appurtenant to such units as more particularly described in the Residential II Declaration, and (iii) the rights and obligations conferred on Environs at East 54, LLC and Environs Holdings, LLC by membership in the East 54 Residential II Association:

<b>Unit Number</b>	<b>Orange County Pin Nos.</b>
5008	9798345972.134
5010	9798345972.135
5012	9798345972.136
5101	9798345972.137
5102	9798345972.138
5103	9798345972.139
5104	9798345972.140
5105	9798345972.141
5106	9798345972.142
5107	9798345972.143
5108	9798345972.144
5109	9798345972.145
5110	9798345972.146
5111	9798345972.147
5112	9798345972.148
5113	9798345972.149
5115	9798345972.150
5201	9798345972.151
5202	9798345972.152
5203	9798345972.153
5204	9798345972.154
5205	9798345972.155
5206	9798345972.156
5207	9798345972.157
5208	9798345972.158
5209	9798345972.159
5210	9798345972.160
5211	9798345972.161
5212	9798345972.162
5213	9798345972.163
5215	9798345972.164
5301	9798345972.165
5302	9798345972.166
5303	9798345972.167
5304	9798345972.168



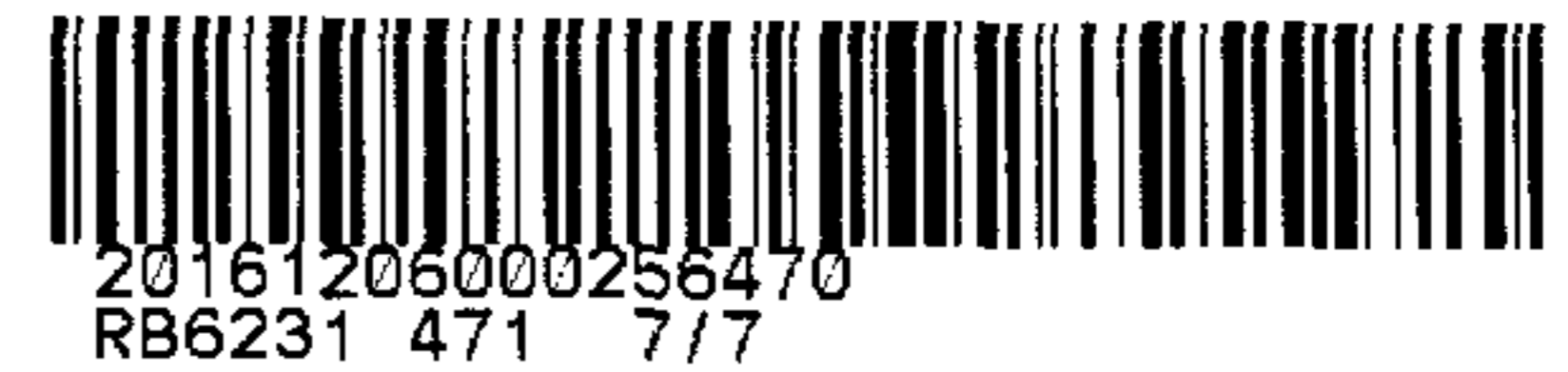
5305	9798345972.169
5306	9798345972.170
5307	9798345972.171
5308	9798345972.172
5309	9798345972.173
5310	9798345972.174
5311	9798345972.175
5312	9798345972.176
5313	9798345972.177
5315	9798345972.178
5401	9798345972.179
5402	9798345972.180
5403	9798345972.181
5404	9798345972.182
5405	9798345972.183
5406	9798345972.184
5407	9798345972.185
5408	9798345972.186
5409	9798345972.187
5410	9798345972.188
5411	9798345972.189
5412	9798345972.190
5413	9798345972.191

The above described fifty eight (58) condominium units and their appurtenant Common Elements comprise all of Unit MR2 as described in the Declaration of East 54 Condominium recorded in Book 4817, Page 338, Orange County Registry, as amended by the First Amendment to Declaration of East 54 Condominium recorded in Book 4952, Page 284, Orange County Registry, and by the Second Amendment to East 54 Condominium recorded in 5900, Page 6, Orange County Registry; together with the plats of East 54 Condominium recorded in Plat Book 105, Pages 179-200; Plat Book 106, Pages 1-7; Plat Book 107, Pages 21-31; and Plat Book 114, Page 12-22, all of the Orange County Registry (collectively, the “Master Declaration”), and therefore this conveyance is made TOGETHER WITH (i) an undivided interest in the Common Elements of East 54 Condominium appurtenant to Unit MR2 as more particularly set forth in the Master Declaration, (ii) the Limited Common Elements appurtenant Unit MR2 as more particularly set forth in the Master Declaration, and (iii) the rights and obligations conferred by membership in the East 54 Condominium Association.



**EXHIBIT B**  
**Title Exceptions**

1. Applicable zoning and land use laws.
2. Matters that would be disclosed by a current survey of the Property
3. Lien of taxes, assessment and other governmental charges or fees not yet due and payable.
4. Rights of parties in possession and rights of tenants under unrecorded leases or rental agreements shown on the rent roll provided to Grantee on even date herewith.
5. Matters shown on plats recorded in Plat Book 105, Pages 125-126; Plat Book 105, Page 150; Plat Book 103, Page 86; Plat Book 59, Page 5; Plat Book 41, Page 3, all of the Orange County Registry.
6. Declaration of East 54 Condominium recorded in Book 4817, Page 338, as amended by First Amendment to Declaration of East 54 Condominium recorded in Book 4952, Page 284, and by Second Amendment to East 54 Condominium recorded in 5900, Page 6; together with the plats of East 54 Condominium recorded in Plat Book 105, Pages 179-200; Plat Book 106, Pages 1-7; Plat Book 107, Pages 21-31; and Plat Book 114, Page 12-22; and together with the Certificates of Completion for East 54 Condominium recorded at Book 4817, Page 394; Book 4952, Page 293; and Book 5900, Page 19, all of the Orange County Registry.
7. Declaration of East 54 Residential II Condominium recorded in Book 5900, Page 60; together with plats for East 54 Residential II Condominium recorded in Plat Book 114, Pages 23-33; together with Certificate of Completion for East 54 Residential II Condominium recorded at Book 5900, Page 99, all of the Orange County Registry.
8. Special Use Permit recorded in Book 797, Page 324, as amended by that Modification of Special Use Permit recorded in Book 1444, Page 483, that Special Use Permit Modification recorded in Book 4375, Page 82, and that Special Use Permit Amendment recorded in Book 4791, Page 70, all of the Orange County Registry.
9. Easement in favor of Orange Water and Sewer Authority recorded in Book 4520, Page 391, Orange County Registry, as amended by Amended and Restated Easement in favor of Orange Water and Sewer Authority recorded in Book 4780, Page 68, all of the Orange County Registry.
10. Amended and Restated Easement for Greenway Purposes in favor of the Town of Chapel Hill recorded in Book 4780, Page 75, Orange County Registry.
11. Access Easement to Health Systems Properties, LLC recorded in Book 4573, Page 540, Orange County Registry.
12. Right of Way Agreements in favor of Duke Energy Carolinas, LLC recorded in Book 4687, Page 481, and Book 4687, Page 483, Orange County Registry.
13. Easement from State of North Carolina recorded in Book 4763, Page 446 for rights of way, sidewalk easement and drainage easement, Orange County Registry.
14. Easement and Memorandum of Agreement in favor of Time Warner Entertainment



Advance/Newhouse Partnership recorded in Book 4794, Page 435, Orange County Registry.

15. Stormwater Underground Detention System Operations and Maintenance Manual recorded in Book 4779, Page 58, Orange County Registry.

16. Memorandum of Encroachment Acknowledgements recorded in Book 4817, Page 325, Orange County Registry.

17. Notice of Transfer Fee recorded in Book 4866, Page 332, Orange County Registry.

18. Encroachment Agreement recorded in Book 4941, Page 187, Orange County Registry.