

8 MB



20161220000267530 DEED  
Bk:RB6239 Pg:526  
12/20/2016 03:44:08 PM 1/3

Excise Tax: \$8,000.00  
~~A portion of Tax Lot No. 9873333376~~  
PIN No. 9873432903 *PR*

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$8000.00 *AW*

Mail after recording to: Grantee

This instrument was prepared by: Kilpatrick Stockton & Townsend LLP (CTB) without Title Examination

Brief description for the Index: 42.76 acres on Waterstone Drive

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made to be effective as of the 20<sup>th</sup> day of December, 2016, by and between

GRANTOR

GRANTEE

SLF II NC-Waterstone, LLC,  
a Texas limited liability company

Lennar Carolinas LLC, a Delaware  
limited liability company

5949 Sherry Lane  
Suite 1750  
Dallas, Texas 75225

909 Aviation Parkway  
Suite 1500  
Morrisville, NC 27560

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 of that certain lot or parcel of land situated in Orange County, North Carolina and more particularly described as follows (the "Property"):



Being all of Lot 1, containing approximately 42.76 acres, as shown on that final plat titled "WATERSTONE TRACT 100 MINOR SUBDIVISION" and recorded in Map Book 116, Pages 102-105, Orange County Registry.

The Property hereinabove described was part of a larger tract acquired by Grantor by instrument recorded in Book 3809, Page 177, Orange County Registry.

No part of the Property hereinabove described includes Grantor's primary residence.

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

And the Grantor covenants with the Grantee, that with respect to the Property, 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 following exceptions: (a) real property taxes and assessments for 2016 and subsequent years; (b) all easements, covenants, conditions, restrictions and other agreements of record affecting the Property as of the effective date of that certain Title Commitment from North American Title Insurance Company Commitment Number 2016060001-REV #3, dated April 10, 2016 at 8:00am; (c) all matters which would be disclosed by a recent and accurate survey of the Property, (d) public streets and legal highways and (e) municipal, zoning and subdivision laws and ordinances.

[REMAINDER OF PAGE BLANK. SIGNATURE PAGE FOLLOWS.]



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

**SLF II NC-Waterstone, LLC,**  
a Texas limited liability company

By: The Stratford Company, L.P.,  
a Texas limited partnership,  
its Managing Member

By: Stratford Management, Inc.  
a Texas corporation,  
its General Partner

By: *Mark Westerburg*  
Name: Mark Westerburg  
Title: Vice President

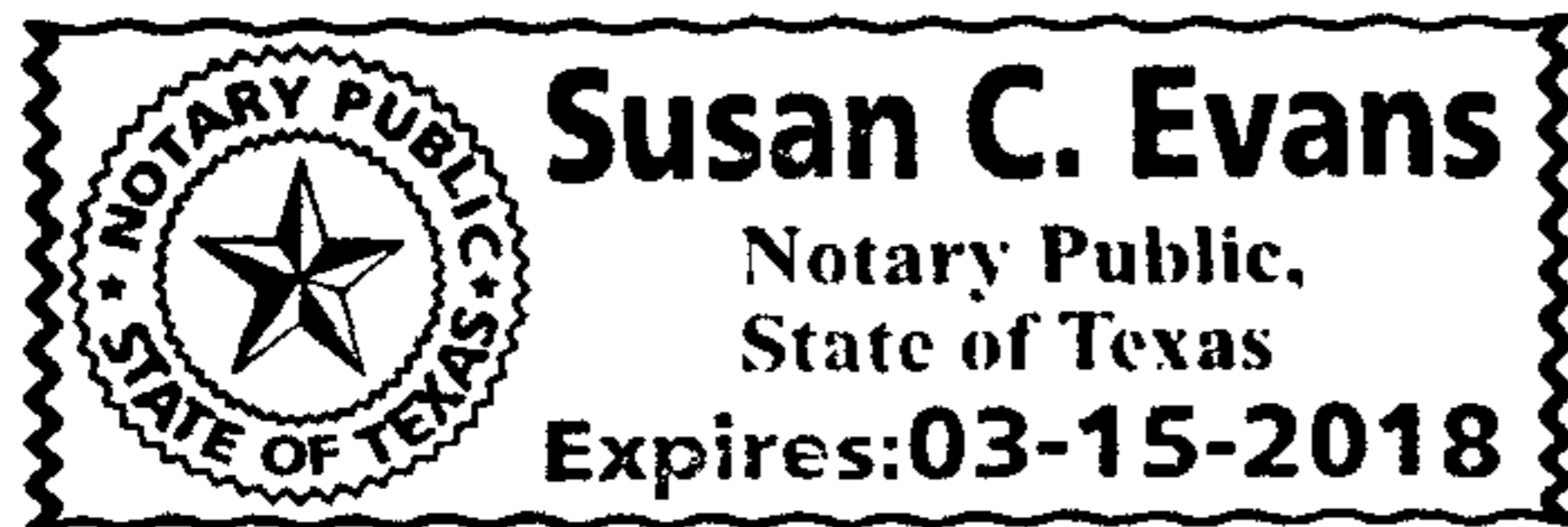
STATE OF TEXAS

COUNTY OF DALLAS

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: Mark Westerburg.

Date: December 15, 2016

*Susan C. Evans*  
Official Signature of Notary



SUSAN C. EVANS  
Notary's printed or typed name, Notary Public

My commission expires: 3-15-2018

[NOTARIAL SEAL]