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mc

Excise Tax: \$1,650.00
Tax Lot Nos. 9873038433, 9873325963, 9873422375 and 9873425697 *KR*

Mail after recording to: Grantee

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

Brief description for the Index: Waterstone Lots

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made to be effective as of the 10th day of September, 2020, by and between

GRANTOR	GRANTEE
SLF II NC-Waterstone, LLC, a Texas limited liability company	LKSV WATERSTONE LOTS LLC, a North Carolina limited liability company
5949 Sherry Lane Suite 800 Dallas, Texas 75225	849 River Song Place Cary, NC 27519

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"): See Exhibit A attached hereto and incorporated herein by this reference.

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: (i) all city, state and county taxes and assessments for 2020 and subsequent years, (ii) all easements, covenants, conditions, restrictions and other agreements of record, (iii) all matters which would be disclosed by a recent and accurate survey of the Property, (iv) public streets and legal highways, (v) municipal, zoning and subdivision laws and ordinances, (vi) all zoning, unity of development and connectivity requirements by the Town of Hillsborough, (vii) Waterstone Master Plan approved by Resolution of the Town of Hillsborough Board of Commissioners dated March 16, 2004, (viii) the Conditions of Approval incorporated into the Resolution by reference and that certain Town of Hillsborough Water and Sewer Extension and Capacity Reservation and Right of Way Agreement dated March 8, 2004, by and between Norca Holdings, LLC and the Town of Hillsborough, North Carolina, as amended by letter agreement dated March 14, 2006 between Grantor and the Town of Hillsborough and (ix) all documentation related to the Orange County Special Assessment District in which the Property is located.

[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: *Richard R. Frapart*
Name: Richard R. Frapart
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: Richard R. Frapart

Date: September 9, 2020

L. Donell Wiggins
Official Signature of Notary Public
My Commission Expires
06/26/2024
ID No. 132539225

Notary's printed or typed name, Notary Public

My commission expires: 6/26/24

[NOTARIAL SEAL]

EXHIBIT ATract 1 (9873325963):

All of Lot 2, containing 4.00 Acres, as shown on the plats recorded in Plat Book 116, Pages 102-105, Orange County Registry.

Tract 2 (9873425697):

All of Lot 3, containing 10.32 Acres, as shown on the plats recorded in Plat Book 116, Pages 102-105, Orange County Registry.

Tract 3 (9873422375):

All of Tract 101, containing 2.625 Acres as shown on the plat recorded in Plat Book 112, Page 14, Orange County Registry, LESS AND EXCEPT LESS AND EXCEPT the portion thereof conveyed to Crabtree Glenn LLC by that certain Special Warranty Deed with Restrictions recorded in Book 6009, Page 565, Orange County Register of Deeds.

Tract 4 (9873038433):

COMMENCING at an existing iron pipe located in the eastern right of way line of Old Chapel Hill – Hillsborough Road (SR 1009), a public right of way of variable width, said pipe being distant South 35° 56' 52" West 7,919.60 feet from NCGS Monument "NEAL", said monument having NCGS grid coordinates N=840,518.3760 and E=1,975,514.8760 (NAD 83), said pipe being the westernmost corner of that certain 15.88 acre parcel owned now or formerly by John Bratton as shown on Plat Book 97, page 67, Orange County Registry; thence traversing said Old Chapel Hill – Hillsborough Road running South 18° 50' 25" West 228.93 feet to an existing concrete monument located in the western right of way line of said Old Chapel Hill – Hillsborough Road, said existing concrete monument being the **TRUE POINT AND PLACE OF BEGINNING**; runs thence from said true point and place of beginning along and with said western right of way line of Old Chapel Hill – Hillsborough Road the following three courses and distances: (1) South 12° 52' 46" East 429.75 feet to an existing iron pipe; (2) South 12° 50' 17" East 340.69 feet to an existing concrete monument; and (3) South 14° 29' 23" East 95.86 feet to an existing iron pipe; thence leaving said western right of way line of Old Chapel Hill – Hillsborough Road and running

South 89° 51' 12" West 152.40 feet to an existing iron pipe, said iron pipe being located in the eastern right of way line of Rippy Lane, a public right of way of variable width; runs thence along and with said eastern right of way line of Rippy Lane the following six courses and distances: (1) North 01° 49' 08" East 35.06 feet to an existing concrete monument; (2) along and with a curve to the left having a radius of 1,329.63 feet, an arc length of 303.59 feet, and an exterior chord bearing and distance of North 03° 12' 20" West 302.93 feet to an existing iron pipe; (3) North 09° 44' 48" West 250.83 feet to an existing iron pipe; (4) along and with a curve to the right having a radius of 2,238.08 feet, an arc length of 148.89 feet, and an interior chord bearing and distance of North 08° 39' 09" West 148.86 feet to an existing iron pipe; runs thence North 05° 57' 27" West 114.03 feet to an existing concrete monument; runs thence South 88° 51' 49" East 49.45 feet to the **TRUE POINT AND PLACE OF BEGINNING**, containing 1.72 acres, all according to plat of survey entitled "WATERSTONE – OVERALL BOUNDARY EXHIBIT W/ EASEMENTS, TOWN OF HILLSBOROUGH, ORANGE COUNTY, NC" prepared by The John R. McAdams Company, Inc., dated April 9, 2005.

CPG