

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jan 05 02:41:36 PM
BK:8343 PG:230-234
DEED
FEE: \$26.00
INSTRUMENT # 2018000578
EXCISE TAX: \$4,760.00
SM/MARSH



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$4,760.00

Real Estate ID; #: See attached Exhibit C.

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording: MAIL TO GRANTEE c/o Michael F. King, K&L Gates LLP, PO Box 17047, Raleigh, NC 27619

This instrument was prepared by: Moore & Alphin, PLLC [ckt]

Brief description for the Index: Lots in Southpoint Trails

THIS DEED is made as of the date set forth in the notary acknowledgment hercon, by and between:

GRANTOR	GRANTEE
<p>751, LLC, a North Carolina limited liability company</p> <p><u>Grantor's Address</u> 9508 Windy Ridge Road Windermere, FL 34786</p>	<p>CALATLANTIC GROUP, INC., a Delaware corporation</p> <p><u>Grantee's Address</u> 1100 Perimeter Park Dr. West, Ste. 350 Morrisville, NC 27560</p>

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 those certain lots or parcels of land situated in the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described as shown on the attached **Exhibit A** ("Property").

The Property was acquired by Grantor by deed recorded in Book 5192, Page 684, Durham County Registry.

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 done nothing to impair such title as Grantor received, and that 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 hereinafter stated. Title to the property hereinabove described is subject to the exceptions listed on the attached **Exhibit B**.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal, as of the date of the notary acknowledgement below.

751 LLC, (Seal)
a North Carolina limited liability company

By: [Signature]
Jeffrey B. Gelman, Manager

State of FL — County of ORANGE :

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document for the purposes stated therein and in the capacity indicated:

Date: 1/2/18

Jeffrey B. Gelman

(Stamp or Seal)

[Signature]

Signature of Notary

Printed Name: NIJMAH SWID

My commission expires: 10/11/19



EXHIBIT A

PHASE 1d Lots:

BEING all those certain tracts or parcels of land designated as Lots 20 and 21, Southpoint Trails Subdivision, Phase 1d as shown on plat of survey recorded in Plat Book 197, Pages 69 and 70, Durham County Registry, which plat is referenced for a more particular description;

AND

PHASE 2b Lots:

BEING all those certain tracts or parcels of land designated as Lots 67, 68, 69, 70, 71, 72, 73, 74 and 75 Southpoint Trails Subdivision, Phase 2b as shown on plat of survey recorded in Plat Book 197, Pages 301 and 302, Durham County Registry, as corrected in Plat Book 198, Pages 106 and 107, Durham County Registry, which plats are referenced for a more particular description;

AND

PHASE 2c Lots:

BEING all those certain tracts or parcels of land designated as Lots 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65 and 66 Southpoint Trails Subdivision, Phase 2c as shown on plat of survey recorded in Plat Book 198, Pages 22 and 23, Durham County Registry, as corrected in Plat Book 198, Pages 108 and 109, Durham County Registry, which plats are referenced for a more particular description.

EXHIBIT B

EXCEPTIONS TO TITLE

1. The lien of real property taxes and assessments not yet due and payable.
2. Matters affecting the Property shown on the maps recorded in Plat Book 197, Pages 69 and 70; and Plat Book 198, Pages 106-109, Durham County Registry.
3. Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Southpoint Trails recorded in Book 7855, Page 897, Durham County Registry (as amended and supplemented from time to time).
4. City of Durham Annexation Ordinance recorded in Book 7138, Page 278 and associated Annexation Plat recorded in Plat Book 191, Page 65, Durham County Registry.
5. Stormwater Facility Agreement and Covenants with City of Durham recorded in Book 7808, Page 337, Durham County Registry.
6. Easement and Memorandum of Agreement to Time Warner Cable Enterprises, LLC recorded in Book 8048, Page 249, Durham County Registry.
7. Easement to Duke Energy Carolinas, LLC recorded in Book 7821, Page 207, Durham County Registry.

EXHIBIT C

Parcel IDs

221499
221500
222530
222531
222532
222533
222534
222535
222536
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222539
222540
222541
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222235
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222240
222241
222242
222243