

WAKE COUNTY, NC 181
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/08/2018 16:29:05
STATE OF NC REAL ESTATE
EXCISE TAX: \$4,200.00
BOOK:017121 PAGE:00155 - 00160

Revenue stamps: \$4,200.00
REID: 0054128

Prepared by & Return to: Michael F. King, Esq., K&L Gates LLP, (Vault Box #123)
P.O. Box 17047, Raleigh, NC 27619-7047

Brief Description for the
Index

Mason Farm Road, Wake County, North Carolina

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of May, 2018, by and between

GRANTOR

MASON FARM ESTATES, LLC,
a North Carolina limited liability company

with a mailing address of:
12200 Lime Bay Lane, Apt. 204
Raleigh, NC 27613

GRANTEE

JEN NORTH CAROLINA 11 LLC,
a North Carolina limited liability company

with a mailing address of:
c/o JEN Partners, LLC
680 5th Avenue, 25th Floor
New York, New York 10019
Attn: Ethan Leibowitz

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the

Grantee in fee simple, all that certain tract or parcel of land lying and being in Wake County, North Carolina, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

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

TO HAVE AND TO HOLD the Property and all improvements thereon and all privileges and appurtenances thereto belonging to the Grantee in fee simple and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection with the Property and/or any of the improvements, including, without limitation, all (i) development rights and credits, impact fee credits, prepaid fees, air rights, water, water rights, water stock, water capacity, sewer, wastewater and reuse water rights, sewage treatment capacity, other utility capacity, rights, and approvals, and permits relating to any of the Property, (ii) strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to any of the Property, including, without limitation, all of Grantor's right, title and interest in and to Ferntree Court and Forest Willow Lane, and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from any of the Property.

And Grantor covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey same in fee simple, that the title thereto is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions stated on **Exhibit B** attached hereto and incorporated herein by reference.

[Signature page follows]

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly authorized and signed in its name this 8th day of May, 2018, and delivered as of the date indicated on the first page of this Deed.

MASON FARM ESTATES, LLC,
a North Carolina limited liability company

By: [Signature]
Name: Edward Brantley
Title: MANAGER

STATE OF NORTH CAROLINA
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Edward Brantley
[insert name of signatory above]

Date: 5-8, 2018

My Commission Expires:

[Signature]
Notary Public

Print Name: _____

[Affix Notary Stamp or Seal below]

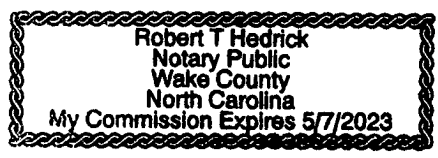


Exhibit A

BEING all that certain tract of parcel of land located in Wake County, North Carolina and being more particularly described as follows:

Tract One (1) Beginning at a rock and pointers in A. Edward's deceased line, corner of John E. Weaver, deceased; thence North with said Weaver's line 40 poles to a rock and pointers, thence West 16 poles to pine and pointers; thence South 40 poles to rock and pointers in Asa Edward's deceased; thence East with said Edwards line to the BEGINNING, containing 4 acres.

Tract Two (2) BEGINNING at a pine corner for Mary Oatney, thence nearly West 40 poles to center of rock spring; thence nearly Southwest running with the Spring Branch about 54 poles in C.Q. Upchurch's line; thence nearly East with C.Q. Upchurch's line 61 poles to rock and pointers, corner for said Mary Oatney, thence nearly North with Mary Oatney's line 40 poles to the BEGINNING, containing 14 1/3 acres, more or less.

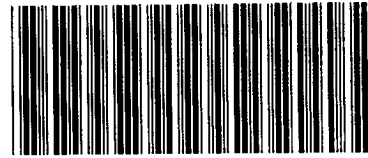
Less and except that portion of the property acquired by the NC Department of Transportation as set out in Book 11013 page 2255 of the Wake County Registry as follows:

NEW RIGHT OF WAY:

Point of beginning being a point in the southwest line of the undersigned, and being S 66°46'3"0 E, 218.04 meters from a point in the centerline of -Y-, Sta. 34+40; thence to a point on a bearing of N 48°19'30" W, a distance of 215.60 meters (707.4 feet); thence to a point on a bearing of S 34°28'30" W, a distance 6.37 meters (20.9 feet); thence to a point on a bearing of S 33°32'30" W, a distance of 41.12 meters (134.9 feet); thence to a point on a bearing of S 56°22'30" W, a distance of 25.57 meters (83.9 feet); thence to a point on a bearing of S 13°52'30" W, a distance of 44.78 meters (146.9 feet); thence to a point on a bearing of S 49°22'30" W, a distance of 54.65 meters (179.3 feet); thence to a point on a bearing of S 87°40'30" E, a distance of 261.10 meters (856.6 feet); returning to the point and place of beginning. Having an area of 17382.26 Sqr. Meters (187100.3 Sqr. feet) being 1.74 Hectares (4.3 Acres).

Exhibit B

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.
2. Consent Judgment in favor of Carolina Power & Light Company d/b/a Progress Energy Carolinas, Inc. issued in Wake County Clerk of Superior Court Special Proceeding Number 07-SP-2307 recorded in Book 12712, Page 266, Wake County Registry as shown on the survey dated April 2018, entitled "ALTA/NSPS Land Title Survey for Ashton Raleigh Residential, LLC-Mason Farm Tract" prepared by Steven Carson, P.L.S., of Bateman Civil Survey Company.
3. Control of Access provision contained in Consent Judgment issued in Wake County Clerk of Superior Court Civil Action Number 03-CVS-17465 recorded in Book 11013, Page 2255, Wake County Registry as shown on the survey dated April 2018, entitled "ALTA/NSPS Land Title Survey for Ashton Raleigh Residential, LLC-Mason Farm Tract" prepared by Steven Carson, P.L.S., of Bateman Civil Survey Company.
4. Matters shown on the survey dated April 2018, entitled "ALTA/NSPS Land Title Survey for Ashton Raleigh Residential, LLC-Mason Farm Tract" prepared by Steven Carson, P.L.S., of Bateman Civil Survey Company.
5. Stormwater Operation and Maintenance Agreement and Security to Town of Morrisville recorded in Book 17077, Page 2411 , Wake County Registry.



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

6 # of Pages

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