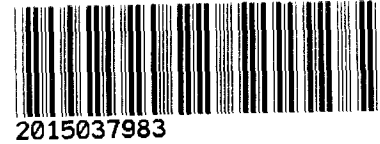


FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 NOV 13 12:58:16  
BK: 7823 PG: 252-257  
DEED  
FEE: \$26.00  
EXCISE TAX: \$11,125.00  
INSTRUMENT # 2015037983  
MDEGREE



Excise Tax: \$11,125.00

Parcel ID No: 209093 and 219214 (48.4% allocated interest in common elements)

Return to: Grantee

This instrument was prepared by: Ragsdale Liggett PLLC (Bolton)

Brief Description For The Index:

Land Unit 2 as per plats and plans entitled "The Pavilion at Lakeview Park Land Condominium" recorded in Condominium Book 9, Pages 270 through 281 and as amended by Amendment and Reaffirmation recorded in Book 6818, Page 94, Condominium Book 9, Pages 306-347 and re-recorded in Condominium Book 9, Pages 348-389; and Condominium Book 12, Page 161, Durham County Registry.

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**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS DEED** made as of November 12, 2015, by and between:

**LakeView Partners, LLC, a North Carolina limited liability company**, with offices at 702 Oberlin Road, Raleigh, North Carolina 27605, hereinafter referred to as the Grantor, and **RRPIII Lakeview Durham Resi LLC, a North Carolina limited liability company**, with offices at 4801 PGA Boulevard, Palm Beach Gardens, Florida 33418, hereinafter referred to as the Grantee.

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.

The property herein conveyed does not include the primary residence of Grantor.

**WITNESSETH**, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple all of their right, title and interest in and to that certain lot or parcel of land situated in City of Durham, Durham County, North Carolina and more particularly described as follows:

**See Exhibit A attached hereto**

Being the same property as conveyed to the Grantor by deed recorded in Book 3522, Page 563 and Book 7116, Page 461, Durham County Registry.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all improvements thereon and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that 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 the permitted exceptions listed on Exhibit B attached hereto.

Grantor has caused this deed to be duly executed as of the date first above written.

Signature Page to Special Warranty Deed  
from LakeView Partners

**GRANTORS:**

LakeView Partners, LLC  
A North Carolina limited liability company

By: *[Signature]*  
*James I. Anthony, Jr.*  
*manager*

STATE OF North Carolina  
COUNTY OF *Wake*

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
*James I. Anthony, Jr., Manager* of LakeView Partners, LLC, a North Carolina limited liability company

Date: *Oct. 27, 2015*

[STAMP OR SEAL]

*Noreen L. Tompkins*  
Notary Public

My commission expires: *Dec. 2, 2017*

NOREEN L TOMPKINS  
NOTARY PUBLIC  
WAKE COUNTY, NC  
My Commission Expires *12/2/2017*

Exhibit A  
Legal Description

(Land Unit 2 of Pavilion at Lakeview, LLC)

BEING all of Land Unit 2 ("Land Unit 2"), as per plats and plans entitled "The Pavilion at Lakeview Park Land Condominium" recorded in Condominium Book 9, Pages 270 through 281, as amended by: 1) Amendment and Reaffirmation recorded in Book 6818, Page 94; 2) Agreement to Convey Common Elements recorded in Book 7116, Page 450; 3) Amendment to Declaration of the Condominium of Pavilion at Lakeview Park Land Condominium recorded in Book 7116, Page 456; 4) Condominium Book 9, Pages 306-347 and re-recorded in Condominium Book 9, Pages 348-389; and Condominium Book 12, Page 161 in the Office of the Register of Deeds of Durham County, North Carolina, as designated and described in that certain Declaration Creating Unit Ownership and Establishing Restrictions, Covenants, and Conditions for The Pavilion at Lakeview Park Land Condominium recorded in Book 5762, Page 576, in the Office of the Register of Deeds of Durham County, North Carolina, as such plats, plans and declaration were reaffirmed by that certain Amendment and Reaffirmation dated October 10, 2011, and recorded in Book 6818, Page 94, in the Office of the Register of Deeds of Durham County, North Carolina (collectively, the "Land Unit Declaration"), creating such Land Unit 2 under the provisions of Chapter 47C of the North Carolina General Statutes. The Condominium Act, the Land Unit Declaration and the plats and plans on file in Condominium Book 9, Pages 270 through 281, in the Durham County Registry, are incorporated by reference for, among other reasons, a more particular description of Unit 2, the allocated interests, the common elements and the land on which Land Unit 2 and the common elements are located.

TOGETHER WITH all rights and easements benefitting Lot 4, of which Land Unit 2 described above is a part, contained in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reciprocal Easement Agreement for Lakeview Park Master Development recorded in Book 3958, Page 468, in the Office of the Register of Deeds of Durham County, North Carolina. For the purposes hereof, "Lot 4" refers to Lot 4 as per plat entitled "Recombination & Subdivision of Lakeview Park" recorded in Plat Book 158, Pages 335 through 338, in the Office of the Register of Deeds of Durham County, North Carolina.

TOGETHER WITH all right, title, and interest benefitting Land Unit 2, including, without limitation, all right, title, and interest to all or any portion of the common elements, limited common elements, and general common elements benefitting Land Unit 2, pursuant to the terms of the Land Unit Declaration and all other rights and easements benefitting Land Unit 2 pursuant to the Land Unit Declaration, and the plats recorded in Condominium Book 9, Pages 270 through 281, as amended by: 1) Amendment and Reaffirmation recorded in Book 6818, Page 94; 2) Agreement to Convey Common Elements recorded in Book 7116, Page 450; 3) Amendment to Declaration of the Condominium of Pavilion at Lakeview Park Land Condominium recorded in Book 7116, Page 456; 4) Condominium Book 9, Pages 306-347 and re-recorded in Condominium Book 9, Pages 348-389; and Condominium Book 12, Page 161 in the Office of the Register of Deeds of Durham County, North Carolina.

TOGETHER WITH all right, title and interest of LakeView Partners, LLC, as declarant or otherwise, pursuant to the Land Unit Declaration, as may be heretofore or hereafter amended, supplemented, restated or otherwise modified from time to time.

Exhibit B  
Permitted Exceptions

1. 2016 ad valorem taxes, not yet due and payable.
2. Easements to Duke Power Company recorded in Book 288, Page 450, Book 426, Page 670 and Book 1000, Page 205, Durham County Registry.
3. Right of Way Easement to General Telephone Company of the Southeast recorded in Book 1275, Page 327, Durham County Registry.
4. Declaration of Rights and Privileges of the City of Durham in certain Sanitary Sewer Easements recorded in Book 1510, Page 958, Durham County Registry.
5. Master Declaration of Covenants, Conditions and Restrictions and Reciprocal Easement Agreement for Lakeview Park Master Development recorded in Book 3958, Page 468, Durham County Registry.
6. Subject to matters as shown on recorded plat in Plat Book 158 at Page 335 and 337; Plat Book 86, Page 23; Plat Book 137, Page 34, Plat Book 158, Page 27 and Plat Book 174, Page 86, Durham County Registry.
7. Easements as described in Right of Way Agreement to Duke Power Company LLC recorded in Book 5433 at Page 457, Durham County Registry.
8. Utility Easement to PSNC Energy recorded in Book 5298, Page 262, Durham County Registry.
9. Declaration creating unit ownership and Establishing Restrictions, Covenants and Conditions for The Pavilion at Lakeview Park Land Condominium recorded in Book 5762 Page 576, as affected by Agreement to Convey Common Elements recorded in Book 7116, Page 450, as amended by Amendment to Declaration of Condominium of the Pavilion at Lakeview Park Land Condominium recorded in Book 7116, Page 456, and as amended by Amendment and Reaffirmation recorded in Book 6818, Page 94, Durham County Registry.
10. Declaration and Grant of Access Easement and Maintenance Agreement recorded in Book 7116 at Page 465, Durham County Registry.
11. Subject to matters as shown on Condominium Book 9, Pages 270-281, as amended by Amendment and Reaffirmation recorded in Book 6818, Page 94, Condominium Book 9, Pages 306-347 and re-recorded in Condominium Book 9, Pages 348-389; and Condominium Book 12, Page 161, Durham County Registry.