

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2016 FEB 11 12:20:06  
BK: 7871 PG: 934-938  
DEED  
FEE: \$26.00  
EXCISE TAX: \$1,300.00  
INSTRUMENT # 2016004080  
APRILJ



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,300.00

Parcel Identifier No. Account No. 0747-04-81-2398

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: GRANTEE at 800 E. 96th Street, Suite 175, Indianapolis, IN 46240

This instrument was prepared by: Shor Law Firm, PLLC, Nina Shor, 6000 Fairview Rd, Suite 1200, Charlotte, NC 28210

Brief description for the Index: Portion of 821 Slater Road, Durham County, NC

THIS DEED made as of the 10th day of February, 2016 by and between

GRANTOR	GRANTEE
E.C. Perry, a widower	SP Shiloh, LLC, an Indiana limited liability company
Mailing Address: 100 Whispering Oaks Talladega, Alabama 35160	Mailing Address: 800 E. 96th Street, Suite 175 Indianapolis, Indiana 46240

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 that certain lot or parcel of land situated in

Durham County, North Carolina and more particularly described as follows (the "Property"):

**BEING ALL OF See Exhibit A attached hereto and made a part hereof.**

PROPERTY ADDRESS: Portion of 821 Slater Road, Durham County, NC

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7335 at Page 809 of the Durham County Public Registry and as corrected by Deed of Correction recorded in Book 7822 at Page 117 of the Durham County Public Registry.

A map showing the above described property is recorded in Plat Book 195 at page 229.

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

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title 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 hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**See Exhibit B attached hereto and made a part hereof.**

THE PROPERTY CONVEYED DOES NOT INCLUDE THE PRIMARY RESIDENCE OF GRANTOR.

**[signatures on following page]**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing this 27<sup>th</sup> day of January, 2016 and delivered as of the day and year first above written.

E.C. Perry  
E.C. Perry

st. Clair E.C.P.

STATE OF ALABAMA, COUNTY OF ~~TALLADEGA~~

I, Kelly B. Furgerson, Notary Public of the County and State aforesaid, certify that E.C. Perry known to me or proven by satisfactory evidence (such evidence being Driver License), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS MY HAND AND OFFICIAL SEAL this 27<sup>th</sup> day of January, 2016.

Kelly B. Furgerson (Seal)  
Notary Public

Printed Name: Kelly B. Furgerson

My commission expires: 10/21/18

KELLY B. FURGERSON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 21, 2018

## Exhibit A

to Deed from E.C. Perry to SP Shiloh, LLC

Being all of that certain lot or parcel of land situated in Durham County, North Carolina and being described as follows:

BEGINNING AT AN EXISTING RIGHT-OF-WAY MONUMENT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF SHILOH GLENN DRIVE (NCDOT SERVICE ROAD) AND ALSO BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT RECORDED IN PLAT BOOK 185, PAGE 237, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY SOUTH  $08^{\circ}50'40''$  WEST A DISTANCE OF 142.80 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT; THENCE SOUTH  $32^{\circ}24'18''$  WEST A DISTANCE OF 662.56 FEET TO A NEWLY SET IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY NORTH  $82^{\circ}35'17''$  WEST A DISTANCE OF 160.71 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE ALONG AND WITH THE CENTERLINE OF SAID CREEK NORTH  $66^{\circ}51'05''$  WEST A DISTANCE OF 62.78 FEET TO A POINT; THENCE NORTH  $46^{\circ}42'31''$  WEST A DISTANCE OF 197.88 FEET TO A POINT; THENCE NORTH  $27^{\circ}49'07''$  WEST A DISTANCE OF 149.30 FEET TO A POINT; THENCE NORTH  $64^{\circ}57'22''$  WEST A DISTANCE OF 57.44 FEET TO A POINT; THENCE NORTH  $82^{\circ}21'12''$  WEST A DISTANCE OF 156.57 FEET TO A POINT; THENCE NORTH  $75^{\circ}21'10''$  WEST A DISTANCE OF 98.94 FEET TO A POINT; THENCE NORTH  $62^{\circ}23'31''$  WEST A DISTANCE OF 34.17 FEET TO A POINT; THENCE NORTH  $81^{\circ}26'03''$  WEST A DISTANCE OF 62.97 FEET TO A POINT; THENCE NORTH  $54^{\circ}47'02''$  WEST A DISTANCE OF 16.83 FEET TO A POINT; THENCE NORTH  $30^{\circ}53'51''$  WEST A DISTANCE OF 32.35 FEET TO A POINT; THENCE NORTH  $56^{\circ}35'30''$  WEST A DISTANCE OF 50.56 FEET TO A POINT; THENCE NORTH  $26^{\circ}48'12''$  WEST A DISTANCE OF 41.39 FEET TO A POINT; THENCE NORTH  $41^{\circ}50'41''$  WEST A DISTANCE OF 41.37 FEET TO A POINT; THENCE NORTH  $62^{\circ}39'20''$  WEST A DISTANCE OF 88.13 FEET TO A POINT; THENCE NORTH  $15^{\circ}01'13''$  WEST A DISTANCE OF 48.02 FEET TO A POINT; THENCE NORTH  $52^{\circ}25'30''$  WEST A DISTANCE OF 44.15 FEET TO A POINT; THENCE NORTH  $64^{\circ}40'10''$  WEST A DISTANCE OF 74.77 FEET TO A POINT ON A SHARED EASTERN PROPERTY LINE WITH TRACT 1 AS RECORDED IN PLAT BOOK 183, PAGE 378, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN PROPERTY LINE NORTH  $05^{\circ}20'27''$  EAST A DISTANCE OF 59.85 TO AN EXISTING NAIL; THENCE SOUTH  $88^{\circ}16'56''$  EAST A DISTANCE OF 241.85 FEET TO AN EXISTING IRON PIPE, THE SOUTHWESTERN PROPERTY CORNER OF LOT S-12 AS RECORDED IN PLAT BOOK 119, PAGE 181, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH  $88^{\circ}26'01''$  EAST A DISTANCE OF 428.32 FEET TO AN EXISTING IRON PIPE; THE SOUTHWESTERN PROPERTY CORNER OF LOT S-13 AS RECORDED IN DEED BOOK 4201, PAGE 907, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN PROPERTY LINE SOUTH  $88^{\circ}25'29''$  EAST A DISTANCE OF 649.20 FEET TO AN EXISTING IRON PIPE, THE SOUTHWESTERN PROPERTY CORNER OF SAID LOT RECORDED IN PLAT BOOK 185, PAGE 237, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID LOT SOUTH  $87^{\circ}06'22''$  EAST A DISTANCE OF 191.25 FEET TO THE POINT OF BEGINNING, CONTAINING 14.4694 ACRES and as shown as Lot 1A in Plat Book 195 Page 229 filed on December 30, 2015 in the Durham County Register of Deeds.

**Exhibit B**  
**to Deed from E.C. Perry**  
**to SP Shiloh, LLC**

**Title Exceptions**

1. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by that subdivision plat entitled "Exempt Subdivision Plat Property of E.C. Perry" prepared by Bass, Nixon & Kennedy, Inc. and filed on December 30, 2015 in Plat Book 195, Page 229, Durham County Registry.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey entitled "ALTA/ACSM Land Title Survey of 821 Slater Road, 1050 Parliament Court & 831 Slater Road, Durham County, North Carolina" by Bass, Nixon & Kennedy, Inc. dated September 8, 2015, last revised September 18, 2015, signed and sealed January 26, 2016 (the "Survey"):
  - a. Power poles and overhead electric lines;
  - b. Sanitary sewer manholes and sanitary sewer lines;
  - c. Zone "X" and zone "AE" flood zones;
  - d. One-hundred (100)-year floodplain line;
  - e. Twenty-five-foot (25'), thirty-foot (30') and fifty-foot (50') building setback lines.
  - f. Creek and fifty foot (50') Neuse River riparian buffer.
4. Communications Systems Right of Way and Easement Agreement to American Telegraph and Telephone Company recorded in Book 1617, Page 876, Durham County Registry, and shown on Survey.
5. Consent Judgment in favor of Carolina Power & Light Company recorded in Book 986, page 65 Durham County Registry, and shown on Survey.
6. Portions conveyed to the North Carolina Department of Transportation in Book 4185, Page 764, and by Consent Judgment recorded in Book 2061, Page 642, Durham County Registry, and shown on Survey.
7. Deed conveying water, sewer and utility easement to Imperial Center Partnership recorded in Book 1148, page 592, Durham County Registry, and shown on Survey.