

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Jun 30 12:36 PM NC Rev Stamp: \$ 4150.00
Book: 7965 Page: 743 Fee: \$ 26.00
Instrument Number: 2016021564
DEED

SPECIAL WARRANTY DEED

Excise Tax: \$4,150.00

Tax Parcel ID Nos: (See attached Exhibit A)

Verified by _____ County on the ____ day of _____,
20____ By: _____

Mail/Box to: Grantee

This instrument was prepared by: J. Hayden Harrell, Esq., Katten Muchin Rosenman LLP, 550 South Tryon St., Suite 2900, Charlotte, NC 28202-4213

Brief description for the Index: Brightleaf at the Park Subdivision, Tract 1, Phases 6 & 7 – Lots 12-22 and 45-58

THIS DEED, made this the 30 day of June, 2016, by and between

GRANTOR: MREC BRIGHTLEAF LLC, a Delaware limited liability company
whose mailing address is c/o Mountain Real Estate Group, LLC, Attn: Arthur Nevid, 13860 Ballantyne
Corporate Place, Suite 130, Charlotte, NC 28277
(herein referred to as **Grantor**) and

GRANTEE: CALATLANTIC GROUP, INC., a Delaware corporation
whose mailing address is 1100 Perimeter Park Drive, Suite 112, Morrisville, NC 27560.
(herein referred to as **Grantee**)

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, all that certain lot or parcel of land located in Oak Grove Township, Durham County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 6868, Page 843 and Deed Book 6868, Page 849.

All or a portion of the property herein conveyed ___ includes or does not include the primary residence of a Grantor.

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 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, other than the following exceptions:

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

FOR EXCEPTIONS, SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

MREC BRIGHTLEAF LLC, a Delaware limited liability company

By: _____ (SEAL)

Print/Type Name: SCOTT LAWRENCE

Title: Vice President

State of North Carolina
County of Mecklenburg

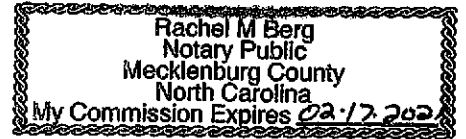
(Official/Notarial Seal)

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose stated herein and in the capacity indicated:

Scott Lawrence, as Vice President of MREC BRIGHTLEAF LLC, a Delaware limited liability company.

Date: June 27, 2016

Rachel M Berg Notary Public
Notary's Printed or Typed Name



My Commission Expires: 02-17-2021

EXHIBIT A

BEING all of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and 58, Brightleaf at the Park, according to the plat thereof recorded in Map Book 192, Page 231-234, as revised by Plat entitled "SUBDIVISION PLAT-FINAL BRIGHTLEAF AT THE PARK - TRACT 1, PH'S 6 & 7" recorded in Plat Book 194, Pages 219-222, Durham County Public Registry.

Tax Parcel Nos.:

215193 (Lot 12)
215194 (Lot 13)
215195 (Lot 14)
215196 (Lot 15)
215197 (Lot 16)
215198 (Lot 17)
215199 (Lot 18)
215200 (Lot 19)
215201 (Lot 20)
215202 (Lot 21)
215203 (Lot 22)
215221 (Lot 45)
215222 (Lot 46)
215223 (Lot 47)
215224 (Lot 48)
215225 (Lot 49)
215226 (Lot 50)
215227 (Lot 51)
215228 (Lot 52)
215229 (Lot 53)
215230 (Lot 54)
215231 (Lot 55)
215232 (Lot 56)
215233 (Lot 57)
215234 (Lot 58)

EXHIBIT B

Exceptions (All Book/Page references are to the Durham County Register of Deeds)

1. Ad valorem taxes for tax year 2016, not yet due and payable, and subsequent years.
2. Those covenants, conditions and restrictions (and related instruments) recorded at Book 4373, Page 540; 6743, 254; Book 6808, Page 25; Book 6868, Page 886; Book 7001, Page 475; Book 7001, Page 480; and Book 7793, Page 313.
3. Matters as shown on those plats recorded at Plat Book 192, Pages 231-234 and Plat Book 194, Pages 219-222.
4. Stormwater Facility Agreement and Covenants recorded in Book 5787, Page 547.
5. Declaration of Cross Easements, Book 4373, Page 494; assigned and assumed in Book 6075, Page 602; Book 6126, Page 54 and Book 6129, Page 109.
6. Communications Systems Right of Way Agreement recorded in Book 1448, Page 206 and Book 2978, Page 481.
7. Southern Power Easement in Book 44, Page 141.
8. Declaration of Withdrawal from Dedication in Book 4373, Page 368.
9. Non-Contiguous Annexation Map recorded in Plat Book 151, Page 283.
10. Right-of-Way Agreement recorded in Book 6810, Page 53.
11. Restriction Covenants for Brightleaf Tract 1, Phases 6 & 7 recorded in Book 7857, Page 467.