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FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$78600.00 *af*

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$78,600⁰⁰
Tax Lot No. _____ Parcel Identifier No. 9880443469 *KPC*

Mail after recording to: Grantee, Attention Sam Dowse

This instrument was prepared by: Samuel T. Oliver, Jr. of Manning Fulton & Skinner, PA
(without title examination)

Brief description for the Index: Parcel A, (19.247 Acres), PB 84, Page 183

THIS DEED made this 18 day of December, 2015, by and between

GRANTOR	GRANTEE
<p>THE POINTE AT CHAPEL HILL APARTMENTS, LLC, a Delaware limited liability company</p> <p>730 Third Avenue New York, New York 10017</p>	<p>CHAPEL HILL AT THE POINTE, LLC, a Delaware limited company</p> <p>10510 Springboro Pike Miamisburg, Ohio 45352</p>

The property conveyed by this instrument does not include the primary residence of the Grantor.

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 Orange 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 Book 4985 Page 482.

A map showing the above described property is recorded in Plat Book 84, page 183, Orange County Registry.

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, except for the exceptions hereinafter stated.

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

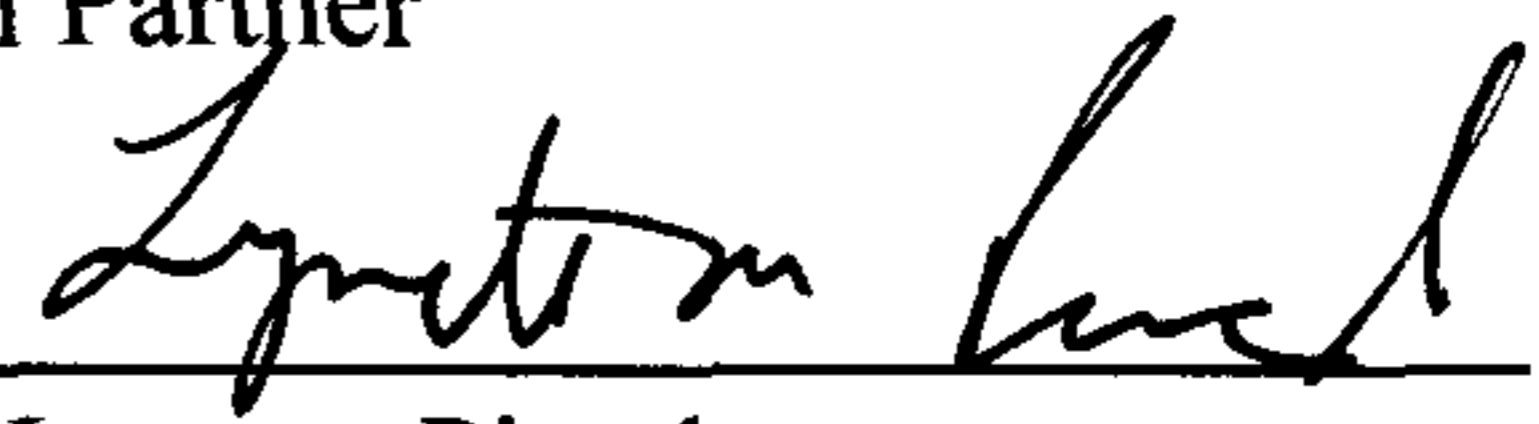
This property is conveyed subject to the rights of all tenants or lessees or other persons in possession, to all matters of record, and any such matters as would be disclosed by a current, accurate survey of the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed the day and year first above written.

THE POINTE AT CHAPEL HILL
APARTMENTS, LLC, a Delaware limited
liability company

By: CASA Partners IV, L.P., a Delaware
limited partnership, its Sole Member

By: Global Investors GP, L.L.C., a
Delaware limited liability company, its
General Partner

By: 
Name: Lynette Pineda
Title: Authorized Signatory

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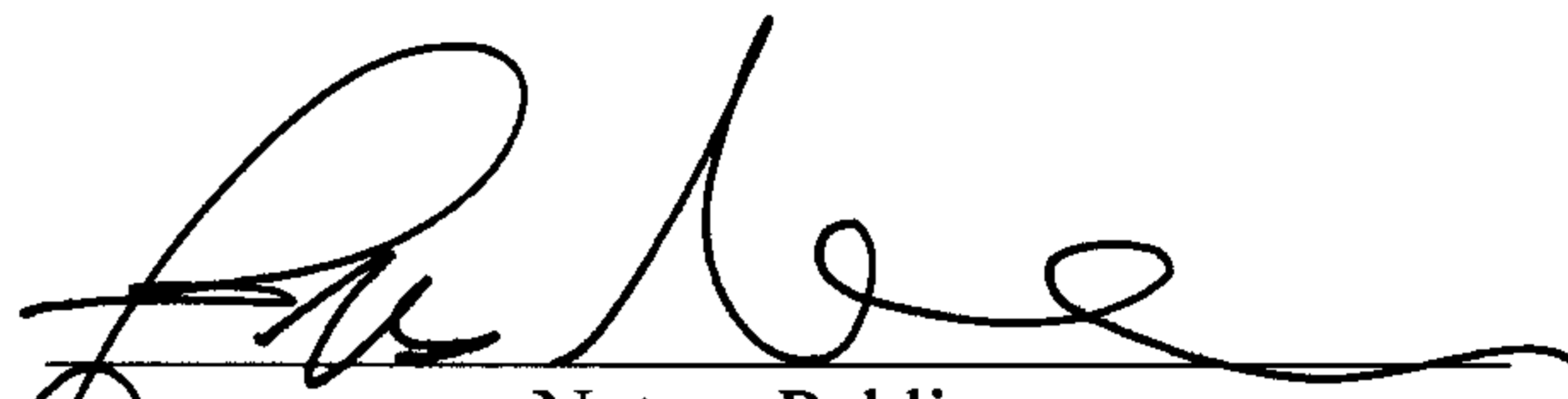
STATE OF NEW YORK

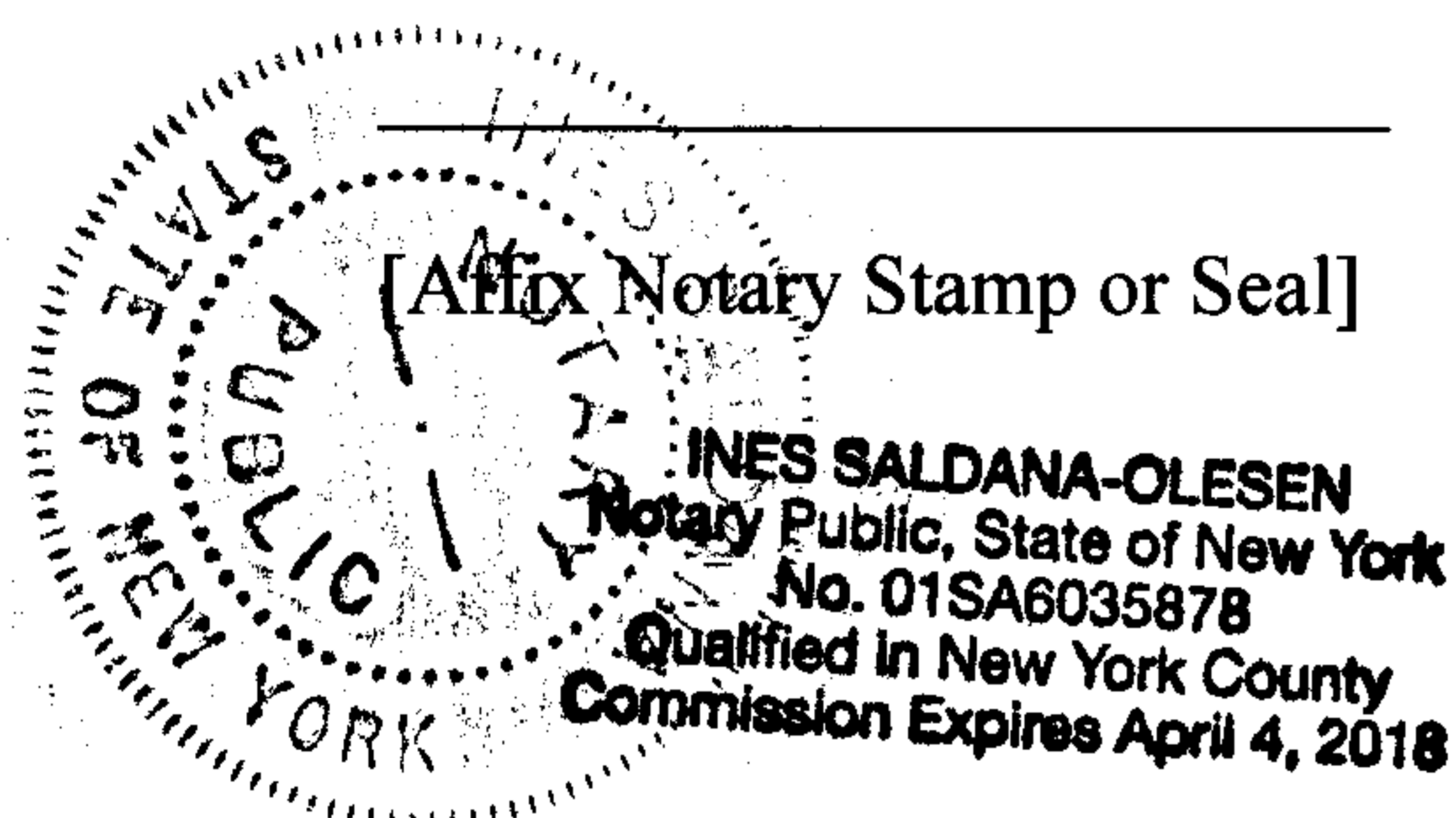
COUNTY OF NEW YORK

I certify that the following person personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: authorized signatory

Date: 12-14-15

My Commission Expires:


Notary Public
Print Name: _____



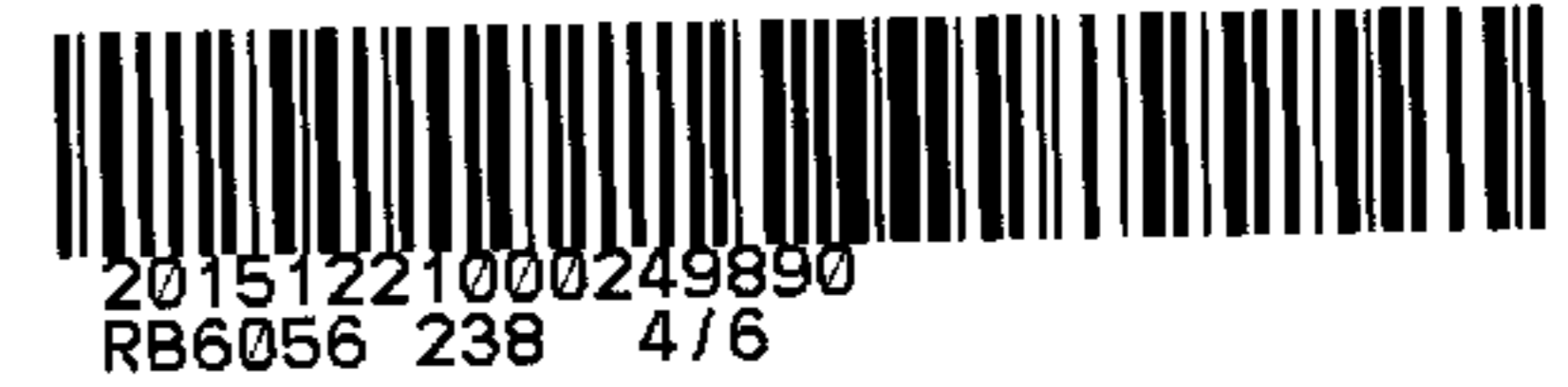


EXHIBIT A
LEGAL DESCRIPTION

Lying and being situate in Orange County, North Carolina, and being more particularly described as follows:

Being all of Parcel A, containing 19.247 acres, more or less, as shown on that certain plat of survey prepared by Murphy Hobson Sacks, Register Land Surveyor, entitled "Recombination Map Lynden Properties, LLC Estates at Chapel Hill, LLC" dated July 20, 1999 and recorded in Plat Book 84, Page 183, Orange County Registry, which is more particularly bounded and described as follows:

BEGINNING AT AN IRON PIPE, THE SOUTHWESTERN CORNER OF THE PROPERTY DESCRIBED HEREIN, SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATE IN THE NAD 83 PROJECTION OF Y=245007.177 METERS AND X=604615.999 METERS, SAID POINT LYING AT AN AZIMUTH OF 46° 04'33" A DISTANCE OF 971.02 FEET (GRID DISTANCE) OR 971.09 FEET (GROUND DISTANCE) FROM NORTH CAROLINA GEODETIC SURVEY MARKER "MADDRY"; THENCE WITH THE LINE OF LOT 1 OF AVERY MADREY AS RECORDED IN PLAT BOOK 37 PAGE 83, A COURSE OF N 00° 59' 16" E FOR A DISTANCE OF 665.58 FEET TO AN EXISTING IRON PIPE ; THENCE WITH THE LINE OF TIMBERLYNE VILLAGE LOT 1 PHASE 2 AS RECORDED IN PLAT BOOK 38 PAGE 28, A COURSE OF S 85° 05' 37" E FOR A DISTANCE OF 184.58 FEET TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF TIMBERLYNE VILLAGE LOT 1 PHASE 2 AS RECORDED IN PLAT BOOK 38 PAGE 28, A COURSE OF S 86° 08' 21" E FOR A DISTANCE OF 123.73 FEET TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF TIMBERLYNE VILLAGE LOT 1 PHASE 2 AS RECORDED IN PLAT BOOK 38 PAGE 28, A COURSE OF S 89° 18' 14" E FOR A DISTANCE OF 373.70 FEET TO AN IRON PIPE IN THE EASTERN RIGHT OF WAY LINE OF WESTMINSTER DRIVE, A 70' PUBLIC RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 410.00 FEET, A DELTA ANGLE OF 92° 01' 23" FOR AN ARC LENGTH OF 658.50 FEET, SUBTENDED BY A CHORD THAT BEARS N 34° 06' 30" W FOR A CHORD LENGTH OF 589.97 FEET TO AN EXISTING IRON PIPE; THENCE DEPARTING SAID WESTMINSTER DRIVE AND WITH THE LINE OF TIMBERLYNE VILLAGE SHOPPING CENTER AS RECORDED IN PLAT BOOK 37 PAGE 52, A COURSE OF N 79° 46' 00" E FOR A DISTANCE OF 425.88 FEET TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH TIMBERLYNE VILLAGE SHOPPING CENTER AS RECORDED IN PLAT BOOK 37 PAGE 52 ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 850.00 FEET, A DELTA ANGLE OF 8° 50' 16" FOR AN ARC LENGTH OF 131.11 FEET, SUBTENDED BY A CHORD THAT BEARS N 75° 20' 52" E FOR A CHORD LENGTH OF 130.98 FEET TO AN IRON PIPE SET; THENCE CONTINUING WITH THE LINE OF TIMBERLYNE VILLAGE SHOPPING CENTER AS RECORDED IN PLAT BOOK 37 PAGE 52, A COURSE OF N 6° 12' 00" W FOR A DISTANCE OF 30.80 FEET TO AN EXISTING IRON PIPE AT THE SOUTHWEST CORNER OF LA PETITE ACADEMY, INC. AS RECORDED IN PLAT BOOK 36 PAGE 150; THENCE WITH SAID LA PETITE ACADEMY ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS



OF 820.00 FEET, A DELTA ANGLE OF $16^{\circ} 34' 13''$ FOR AN ARC LENGTH OF 237.15 FEET, SUBTENDED BY A CHORD THAT BEARS $N 62^{\circ} 09' 52'' E$ FOR A CHORD LENGTH OF 236.32 FEET TO AN EXISTING IRON PIPE IN THE WESTERN RIGHT OF WAY OF KINGSTON DRIVE, AN 80' PUBLIC RIGHT OF WAY; THENCE WITH SAID KINGSTON DRIVE ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 865.07 FEET, A DELTA ANGLE OF $15^{\circ} 04' 24''$ FOR AN ARC LENGTH OF 227.58 FEET, SUBTENDED BY A CHORD THAT BEARS $S 43^{\circ} 05' 08'' E$ FOR A CHORD LENGTH OF 226.92 FEET TO AN IRON PIPE SET; THENCE CONTINUING WITH THE LINE OF SAID KINGSTON DRIVE, A COURSE OF $S 50^{\circ} 37' 13'' E$ FOR A DISTANCE OF 92.39 FEET TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF TIMBERLYNE PHASE 2 SECTION 2 AS RECORDED IN PLAT BOOK 43 PAGE 150, A COURSE OF $S 12^{\circ} 28' 53'' W$ FOR A DISTANCE OF 532.96 FEET TO AN EXISTING IRON PIPE; THENCE WITH THE FOLLOWING FOURTEEN (14) LINES OF TIMBERLYNE PHASE 3 AS RECORDED IN PLAT BOOK 84, PAGE 188 AND 189: 1)A COURSE OF $N 87^{\circ} 00' 44'' W$ FOR A DISTANCE OF 94.25 FEET TO AN EXISTING IRON PIPE; 2)A COURSE OF $N 80^{\circ} 56' 22'' W$ FOR A DISTANCE OF 112.74 FEET TO AN EXISTING IRON PIPE; 3)A COURSE OF $S 75^{\circ} 04' 10'' W$ FOR A DISTANCE OF 80.97 FEET TO AN EXISTING IRON PIPE; 4)A COURSE OF $S 82^{\circ} 14' 44'' W$ FOR A DISTANCE OF 37.37 FEET TO AN EXISTING IRON PIPE; 5)A COURSE OF $S 49^{\circ} 53' 07'' W$ FOR A DISTANCE OF 54.08 FEET TO AN EXISTING IRON PIPE; 6)A COURSE OF $S 42^{\circ} 33' 00'' W$ FOR A DISTANCE OF 152.33 FEET TO AN EXISTING IRON PIPE; 7)A COURSE OF $N 68^{\circ} 23' 31'' W$ FOR A DISTANCE OF 44.02 FEET TO AN EXISTING IRON PIPE; 8) THENCE ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 72.00 FEET, A DELTA ANGLE OF $62^{\circ} 51' 24''$ FOR AN ARC LENGTH OF 78.99 FEET, SUBTENDED BY A CHORD THAT BEARS $S 53^{\circ} 02' 11'' W$ FOR A CHORD LENGTH OF 75.09 FEET TO AN EXISTING IRON PIPE; 9) THENCE ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 25.00 FEET, A DELTA ANGLE OF $58^{\circ} 58' 18''$ FOR AN ARC LENGTH OF 25.73 FEET, SUBTENDED BY A CHORD THAT BEARS $S 54^{\circ} 58' 44'' W$ FOR A CHORD LENGTH OF 24.61 FEET TO AN EXISTING IRON PIPE; 10)A COURSE OF $S 25^{\circ} 29' 36'' W$ FOR A DISTANCE OF 115.24 FEET TO AN EXISTING IRON PIPE; 11)THENCE ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 210.00 FEET, A DELTA ANGLE OF $9^{\circ} 33' 33''$ FOR AN ARC LENGTH OF 35.04 FEET, SUBTENDED BY A CHORD THAT BEARS $S 20^{\circ} 42' 49'' W$ FOR A CHORD LENGTH OF 35.00 FEET TO AN EXISTING IRON PIPE; 12)A COURSE OF $S 15^{\circ} 56' 02'' W$ FOR A DISTANCE OF 384.18 FEET TO AN EXISTING IRON PIPE; 13)THENCE ALONG THE ARC OF A CIRCULAR CURVE WITH A RADIUS OF 175.00 FEET, A DELTA ANGLE OF $4^{\circ} 31' 21''$ FOR AN ARC LENGTH OF 13.81 FEET, SUBTENDED BY A CHORD THAT BEARS $S 13^{\circ} 40' 22'' W$ FOR A CHORD LENGTH OF 13.81 FEET TO AN EXISTING IRON PIPE; AND 14)A COURSE OF $S 11^{\circ} 24' 42'' W$ FOR A DISTANCE OF 11.49 FEET TO AN EXISTING IRON PIPE; THENCE WITH THE LINE OF WINDSOR PARK SUBDIVISION AS RECORDED IN PLAT BOOK 79 PAGES 49-50 A COURSE OF $N 78^{\circ} 35' 37'' W$ FOR A DISTANCE OF 474.60 FEET TO AN EXISTING IRON PIPE, THE POINT AND PLACE OF BEGINNING AND CONTAINING 838,391 SQUARE FEET OR 19.247 ACRES, MORE OR LESS. BEING ALL OF PARCEL "A", AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 84, PAGE 183, ORANGE COUNTY REGISTRY. BOOK 84 AT PAGES 188-189 WHICH IS DESCRIBED IN BOOK 2029 AT PAGE 386.



TOGETHER WITH THOSE CERTAIN EASEMENTS OF ENJOYMENT TO THE "RECREATION AREA" AS DEPICTED IN PLAT BOOK 84 AT PAGES 188-189 WHICH IS DESCRIBED IN BOOK 2029 AT PAGE 386.

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