



2014041678 00170

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$11400.00

PRESENTED & RECORDED:
 11-17-2014 03:33:21 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3205
PG: 2133-2139

Return to: Wyatt Early Harris Wheeler, LLP (David N.
 Woods) PO Drawer 2086, High Point, NC 27261

ENVELOPEExcise Tax \$ 11,400.00

Recording Time, Book and Page

Tax Lot No. _____ Verified by _____ County
 on the _____ day of _____, 2014 by _____

Mail ~~after~~ recording to: Byron B. Howell, Esq., 10332 Green Links Drive, Tampa, FL 33626

This instrument was prepared by: Nexsen Pruet, PLLC (Joseph D. McCullough, Esq.)

Brief Description for the index 103 Echo Glen Drive, Winston-Salem, NC

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this the 13th day of NOVEMBER, 2014, by and between

GRANTOR	GRANTEE
HPI HUNT CLUB LLC <u>Tax Mailing Address</u> c/o Hamilton Point Investments Eastport North Office Park 7 Vista Drive Old Lyme, Connecticut 06371 (required for recording)	VCP HUNT CLUB, LLC <u>Tax Mailing Address</u> 1220 Park Ave, Apt. 7B New York, NY 10128 (required for recording)

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 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 Forsyth 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 RE 3003 at Page 1637-1641** in the Forsyth County Public Registry.

A map showing the above described property is recorded in N/A.

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 listed on Exhibit C hereto.

To the extent that the description attached hereto as Exhibit B is inconsistent with the description set forth on Exhibit A, Grantor does hereby quitclaim, release and convey unto Grantee, without representation or warranty of any kind, all right, title and interest of Grantor (if any) in and to any property on such description on Exhibit B that is not contained within the description set forth on Exhibit A.

[SIGNATURE PAGE TO FOLLOW]

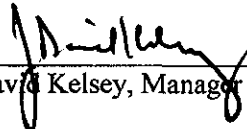
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed the day and year first above written.

HPI HUNT CLUB LLC

By: HPI APARTMENT OPPORTUNITY FUND 1, LLC,
managing member

By: HPI Apartments Fund I MM, LLC, its Manager

By: Hamilton Point Investments LLC, its sole
member

By: 
J. David Kelsey, Manager and Authorized
Signatory

STATE OF CONNECTICUT
COUNTY OF NEW LONDON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. David Kelsey personally and voluntarily appeared before me this day and acknowledged that he is the ~~Manager~~* of HPI HUNT CLUB LLC, a Delaware limited liability company, and that by the authority duly given, and as the act of said company, the foregoing instrument was signed in its name.

Witness my hand and official seal, this the 10TH day of NOVEMBER, 2014.
*and Authorized Signatory

Kimberly A. Barbour
Notary Public

Name

typed/printed:

Kimberly J. Barbour
(SEAL)

My Commission Expires:

11/30/18

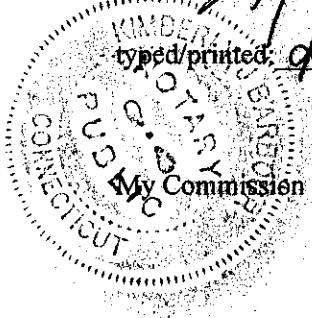


EXHIBIT A

Being all of that certain lot or parcel of land lying and being in the city of Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pin in the easterly right of way margin of Old Town Drive (currently a forty-foot right of way), said point being formed by the intersection of said easterly right of way line of Old Town Drive with the southerly right of way line of Echo Glen Drive; thence with the easterly right of way line of Old Town Drive N. 05°56'52" E 100.00 feet to an existing iron pin; thence with the northerly right of way line of Echo Glen Drive four calls: (1) S. 81°01'53" E. 11.86 feet to an existing iron pin; (2) thence S.76°14'24" E. 80.42 feet to an existing iron pin; (3) thence S. 81°47'16" E. 21.76 feet to an existing iron pin; thence S. 84°46'04" E. 96.93 feet to an existing iron pin, the common easterly corner of Lots 13 and 15 of said Hodgin Park Subdivision; thence with an easterly boundary line of lots 15, 17, 19, and 21 of said Hodgin Park Subdivision; N. 03°28'42" E. 419.28 feet to an existing iron pin being the common easterly corner of Lots 21 and 23 of said Hodgin Park Subdivision, thence with a southerly boundary line of property owned by the city of Winston-Salem the following five (5) courses and distances; (1) S. 86°37'43" E. 482.62 feet to a concrete monument; (2) N. 60°22'27" E. 23.38 feet to a concrete monument; (3) N. 24°13'52" E. 109.71 feet to an existing iron pin; (4) N. 24°53'46" E. 174.47 feet to an existing iron pin; and (5) N. 15° 23'54" E. 221.89 feet to an existing iron pin the Southwestern corner of TGM Old Town Inc. deed recorded in book 2035 page 696 of the Forsyth Public Registry; thence with the southerly and westerly boundary line of TGM Old Town Inc. the following three (3) courses and distances: (1) S. 65°03'39" E. 131.71 feet to an existing iron pin; (2) S. 24°57'01" W. 346.16 feet to a existing iron pin; and (3) S. 49°52'02" E. 107.90 feet to a new iron pin the Northwestern corner of Gelwyn Woods, LLC deed recorded in book 2009 page 2067 of the Forsyth Public Registry; thence with the westerly boundary line of Gelwyn Woods, LLC the following four (4) courses and distances: (1) S. 05°12'07" W. 119.89 feet to an existing iron pin; (2) S. 60°15'29" W. 264.76 feet to an existing iron pin; (3) S. 21°20'44" W. 50.28 feet to an existing iron pin; and (4) S. 05°06'00" W. 210.15 feet to an existing iron pin the Northeastern corner of Winston Properties Inc. deed recorded in Deed Book 1279 Page 1749 of the Forsyth Public Registry; thence with the Northern boundary line of Winston Properties, Inc. N. 85°57'57" W. 302.34 feet to an existing iron pin the Northeastern corner of Herman E. Schmid property deed recorded in book 1222 page 142 of the Forsyth Public Registry; thence with the boundary line of Herman E. Schmid two calls N. 87°30'37" W. 184.51 feet to an existing iron pin; thence S. 04°55'33" W. 9.95 feet to an existing iron pin the Northwest corner of Donna Schmid property, deed book 1671 page 512 of the Forsyth Public Registry; thence with Donna Schmid northwestern line S. 30°49'40" W 51.49 feet to an existing iron pin the Northeastern corner of Herman E. Schmid property deed recorded in book 1278 Page 583 of the Forsyth Public Registry and also being the northeastern corner of Lot 11 Hodgin Park plat recorded in plat book 4 page 30 Forsyth Public Registry; thence with the northern line of Lot 11 N. 80°52'41" W. 190.39 feet to the point and place of beginning, and containing 7.84 acres all as shown on a survey prepared by Jack R. Christian & Associates dated July 22, 2003, updated June 22, 2005, to which reference is hereby made.

EXHIBIT B

LYING AND BEING IN FORSYTH COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

From the POINT OF BEGINNING; Thence, N 03° 28' 16" E for a distance of 419.20 feet to an existing iron pipe. Thence, S 86° 39' 01" E for a distance of 482.63 feet to an existing iron pipe. Thence, N 60° 38' 54" E for a distance of 23.28 feet to an existing iron pipe. Thence, N 24° 12' 28" E for a distance of 109.74 feet to an existing iron pipe. Thence, N 24° 55' 30" E for a distance of 174.45 feet to an existing iron pipe. Thence, N 15° 24' 32" E for a distance of 221.89 feet to an existing iron pipe. Thence, S 65° 00' 01" E for a distance of 131.86 feet to an existing iron pipe. Thence, S 24° 59' 16" W for a distance of 346.03 feet to an existing iron pipe. Thence, S 49° 51' 19" E for a distance of 107.87 feet to an existing iron pipe. Thence, S 05° 11' 11" W for a distance of 119.88 feet to an existing iron pipe. Thence, S 60° 16' 15" W for a distance of 264.78 feet to an existing iron pipe. Thence, S 21° 20' 13" W for a distance of 50.26 feet to an existing iron pipe. Thence, S 05° 06' 47" W for a distance of 210.15 feet to an existing iron pipe. Thence, N 86° 00' 11" W for a distance of 301.91 feet to an existing iron pipe. Thence, N 87° 27' 46" W for a distance of 184.86 feet to an existing iron pipe. Thence, S 05° 27' 53" W for a distance of 9.67 feet to an existing iron pipe. Thence, S 30° 36' 55" W for a distance of 51.65 feet to an existing iron pipe. Thence, N 80° 52' 41" W for a distance of 190.38 feet to an existing iron pipe. Thence, N 05° 57' 53" E for a distance of 100.02 feet to an existing iron pipe. Thence, S 80° 20' 35" E for a distance of 11.65 feet to an existing iron pipe. Thence, S 76° 19' 03" E for a distance of 80.41 feet to an existing iron pipe. Thence, S 81° 45' 00" E for a distance of 21.75 feet to an existing iron pipe. thence S 84° 46' 30" E a distance of 96.96 feet to the POINT OF BEGINNING, Containing 341,468 SQFT –and- 7.84 Acres.

EXHIBIT C

1. The lien of all taxes for the year 2015 and thereafter, which are not yet due and payable.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 29, Page 183.
3. Cable Television Installation Agreement to Summit Cable Services of Forsyth County, Inc. recorded in Book 1505, Page 944.
4. Dedication of Street and Roads recorded in Book 1472, Page 76.
5. Contract of Conveyance in favor of City of Winston-Salem recorded in Book 1608, Page 2250.
6. Easement and Memorandum of Agreement between Salem-Oxford Associates Limited Partnership and Time Warner Entertainment Advance/Newhouse Partnership dba Time Warner Cable recorded in Book 2125, Page 3161.
7. Time Warner Cable Service Agreement recorded in Book 2642, Page 292.
8. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 806, Page 441.
9. Easement(s) or right(s)-of-way in favor of Old Town Telephone Systems, Inc. recorded in Book 673, Page 110.
10. Easement(s) or right(s)-of-way in favor of Southern Bell Telephone and Telegraph Company recorded in Book 484, Page 259.
11. Service and Marketing Agreement recorded in Book 3079, Page 3958.
12. Title to that portion of the Land within the bounds of Echo Glen Drive.
13. Rights or claims of parties in possession as tenants under unrecorded leases.
14. The following matter(s) as shown on survey by Jonathan F. Murphy, P.L.S., dated October 23, 2014, and any easement(s) or right(s)-of-way associated therewith:
 - a. Various utility lines with overhead powerline; utility poles; catch basins; manholes; water valves; electric boxes; hydrants; cleanouts; gas meters and assemblies and guy wire located on the Land;
 - b. sign;
 - c. pond and channel;
 - d. fence encroachment;
 - e. 20' utility easement;
 - f. setback lines;