

2016033428 00033

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$25800.00

PRESENTED & RECORDED

08/24/2016 09:48:03 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3304**PG: 141 - 146**Excise Tax **\$25,800.00**

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. **6817-62-8403.00**
 Verified by _____ County on the _____ day of _____ 20 16
 By _____

Mail after recording to Leslie Flowers, Chicago Title Insurance Company, 5565 Glenridge Connector, Suite 300, Atlanta, GA 30342

This Instrument was prepared by Charles N Anderson, Jr., Ellis & Winters LLP, 4131 Parklake Avenue, Suite 400, Raleigh, North Carolina 27612

Brief description for the Index



NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 18th day of August, 2016, by and between

GRANTOR

MID-AMERICA APARTMENTS, L P
 6584 Poplar Avenue
 Memphis, TN 38138

GRANTEE

AGM Crystal Lake, LLC
 c/o McDowell Properties
 44 Montgomery Street, Suite 2090
 San Francisco, CA 94104

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Submitted electronically by "Wyatt Early Harris Wheeler LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1785, at Page 3497 in the Office of the Register of Deeds for Forsyth County, North Carolina (the "Registry")

No portion of the property herein conveyed is the primary residence of the 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, 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.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be executed by authority duly given as of the day and year first above written.

GRANTOR:

Mid-America Apartments, L.P., a Tennessee limited partnership

By: Mid-America Apartment Communities, Inc., a Tennessee corporation, its general partner

By: Robert J. DelPriore
Robert J. DelPriore
Executive Vice President and
General Counsel

STATE OF TENNESSEE
COUNTY OF SHELBY

I, T. Gaillard Uhlhorn, a Notary Public of Shelby County and State of Tennessee, do hereby certify that Robert J. DelPriore ("Signatory"), Executive Vice President and General Counsel of Mid-America Apartment Communities, Inc., a Tennessee corporation, the general partner of Mid-America Apartments, L.P., a Tennessee limited partnership, personally appeared before me this day, by authority duly given, and acknowledged the due execution of the forgoing instrument on behalf of Mid-America Apartment Communities, Inc., a Tennessee corporation, the general partner of Mid-America Apartments, L.P., a Tennessee limited partnership.

I certify that the Signatory personally appeared before me this day, and

(check one of the following)

X (I have personal knowledge of the identity of the Signatory); or

____ (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of:

(check one of the following)

____ a driver's license or

____ in the form of _____); or

____ (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this 12th day of August, 2016.



T. Gaillard Uhlhorn
Notary Public

Print Name: T. Gaillard Uhlhorn
[Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: 9/3/2018

[NOTARY SEAL]

Exhibit "A"

Lying and being in the City of Winston Salem, Forsyth County, North Carolina and being more particularly described as follows:

Beginning at a 1/2" pipe iron in the new western margin of Reynolda Road, U.S. Highway 421, said point being located S 22-59-37 E 540.02 feet from the center line of intersection of Reynolda Road and Fairlawn Drive, and runs thence with the new right-of-way S 29-53-00 E 797.61 feet to an iron, a common corner with the property of Lewis E. Lamb, Jr.; thence with said property line of Lewis E. Lamb, Jr. three (3) courses as follows: (1) S 61-54-24 W 276.77 feet to an iron; (2) S 61-54-49 W 75.32 feet to an iron; (3) S 2-25-31 W 242.33 feet passing through the property of Lewis E. Lamb, Jr. to an 1/2" iron pipe, a common corner with the property of Douglas M. Young and John Bullard; thence with the property line of John Bullard and John R. Setzer N 52-31-54 W 521.81 feet to an 1/2" pipe iron, a common corner with Paul E. Goldenstar; thence with the property line of Paul E. Goldenstar N 85-31-48 W 60.54 feet to an 1/2" pipe iron, a common corner with the property of St. Annes Episcopal Church; thence with the property line of St. Annes Episcopal Church, N 31-01-42 W 338.69 feet to an 1/2" pipe iron; thence with the property line of St. Annes Episcopal Church, Max S. Eury and Covington-Ring, Inc. N 53-19-19 W 398.03 feet to an iron; thence with the property line of Covington-Ring, Inc. and Covington-Wilson, Inc. N 38-21-25 E 177.73 feet to an 3/4" iron pipe; thence passing through the property line of Covington-Wilson Inc. N 84-21-41 E 398.89 feet to a pinched top iron pipe, a common corner with the property of Covington-Ring, Inc. N 61-02-10 E 113.37 feet to a 1/2" pipe iron, a common corner with the property of James T. Godfrey, M.D.; thence with the property of James T. Godfrey, M.D. two (2) courses as follows: (1) S 29-19-27 E 125.90 feet to an 1" pipe iron; (2) N 60-40-36 E 256.55 feet to the point and place of beginning.

Exhibit "B"

1. All taxes for the year 2017 and subsequent years, not yet due and payable.
2. Rights of tenants in possession, as residential tenants only, under unrecorded leases affecting the property, with no rights of first refusal, options to purchase or similar rights or options.
3. The following matters as shown on the ALTA/NSPS Land Title Survey prepared by Jonathan Murphy, PLS, L-4382, dated July 10, 2016, last revised August 3, 2016, Project No. AGM CORNERS AT CRYSTAL LAKE.DWG (the "Survey"):
 - a. Utility lines with light poles, sanitary manholes, sign, and fire hydrants located on the land;
 - b. Building 300 encroaches into twenty five foot (25') front setback and into fifteen foot (15') side setback;
 - c. Building 1500 encroaches into twenty foot (20') drainage easement;
 - d. Intentionally deleted;
 - e. Rip rap lined ditch;
 - f. Tennis court encroaches into sewer line easement.
4. Riparian rights of others incident to any branches, creeks, streams or other waters, as shown on the Survey, coursing the land.
5. Agreements, covenants, conditions, restrictions, and private or public easements, all of record.