

2016033429 00034

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
08/24/2016 09:48:03 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3304

PG: 147 - 151

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

Tax Parcel Id. No: 6817-62-8403.00
Excise Tax: \$0.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Leslie M. 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

QUIT CLAIM DEED

THE STATE OF NORTH CAROLINA §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORSYTH §

MID-AMERICA APARTMENTS, L.P., a Tennessee limited partnership ("Grantor"), with an address of 6584 Poplar Avenue, Memphis, Tennessee 38138, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid by AGM Crystal Lake, LLC, a

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.

Delaware limited liability company ("Grantee"), subject to the provisions set forth herein, HAS GRANTED, BARGAINED, SOLD, QUIT CLAIMED and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL, QUIT CLAIM and CONVEY unto Grantee all of that certain tract or tracts of land (the "Land") described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes, together with all of Grantor's right, title and interest in and to any improvements located thereon and any easements, interests, benefits, privileges, rights and appurtenances pertaining to such Land, (said Land, improvements, easements, interests, benefits, privileges, rights and appurtenances being herein collectively referred to as the "Property").

Grantor makes no warranty, express or implied, as to title to the Property.

All of the property herein conveyed does not include the primary residence of the Grantor.

This transfer is exempt from the excise tax pursuant to NCGS 105-228.29(6).

[Signature page follows.]

Executed as of the 18th day of August, 2016.

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]

Grantee's Address For Notice Purposes:

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

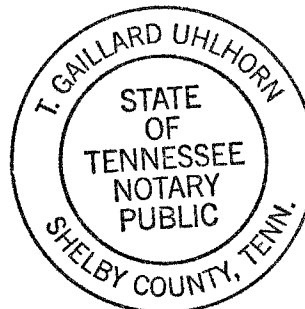


EXHIBIT "A"Legal Description

ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF WINSTON SALEM, FORSYTH COUNTY, NORTH CAROLINA MORE SPECIFICALLY DESCRIBED AS:
BEGINNING AT A 1/2" PIPE IRON IN THE 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 797.47 FEET TO AN IRON; THENCE S 61-53-11 W 279.09 FEET TO AN IRON; THENCE S 62-16-08 W 74.79 FEET TO AN IRON; THENCE S 2-25-31 W 242.33 FEET TO AN 1/2" IRON PIPE; THENCE N 52-24-25 W 521.92 FEET TO AN 1/2" PIPE IRON; THENCE N85-31-46 W 60.54 FEET TO AN 1/2" PIPE IRON; THENCE N 30-52-33 W 337.95 FEET TO AN 1/2" PIPE IRON; THENCE N 53-15-31 W 398.03 FEET TO AN IRON; THENCE N 38-21-25 E 177.73 FEET TO AN 3/4" IRON PIPE; THENCE N 84-21-41 E 398.89 FEET TO A PINCHED TOP IRON PIPE; THENCE N 61-08-07 E 113.22 FEET TO A 1/2" PIPE IRON; THENCE S 29-11-22 E 125.91 FEET TO AN IRON; THENCE N 60-46-39 E 256.69 FEET TO THE POINT AND PLACE OF BEGINNING, ACCORDING TO A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY THE CORNERS APARTMENTS" PREPARED BY JONATHAN MURPHY PROFESSIONAL LAND SURVEYING, JONATHAN MURPHY, PLS, L 4382, DATED JULY 10, 2016.

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