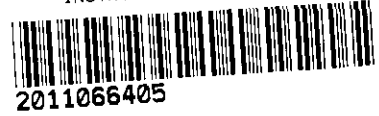


FOR REGISTRATION J. DAVID GRANBERRY  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2011 JUN 14 01:37:06 PM  
BK:26539 PG:885-889 FEE:\$28.00  
EXCISE TAX:\$1.00  
INSTRUMENT # 2011066405



Excise Tax: \$1.00

Recording Time, Book and Page

Tax Lot No.: 201-301-38 (to be combined with and into Tax Parcel 201-372-90 owned by Grantee) Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_,

By \_\_\_\_\_

Mail after recording to: Grantee

This instrument was prepared by: Susan K. Irvin, Esq., P.O. Box 2376, Davidson, NC 28036

Brief description for the Index:

0.457 acre Parking Area; MB 49 PG 185; 201-301-38

## NORTH CAROLINA NON-WARRANTY DEED

THIS DEED is made this 10<sup>th</sup> day of June, 2011, by and between

### GRANTOR

WHITEHALL PROFESSIONAL, LLC,  
a North Carolina limited liability company  
227 West Trade Street, Suite 800  
Charlotte, NC 28202

### GRANTEE

WHITEHALL DEVELOPMENT LLLP,  
a North Carolina Limited Liability Limited Partnership  
521 East Morehead Street, Suite 400  
Charlotte, NC 28202

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 Grantee in fee simple, all that certain approximately 0.457 acre lot or parcel of land situated in the Steele Creek Township, Mecklenburg County, North Carolina and more particularly described in Exhibit A (the "Property"), which is attached hereto and incorporated herein for all purposes, making no warranty, express or implied, as to title to such property. It is the intent of this deed that the property described herein identified as Tax Parcel 201-301-38 be combined with and into the property of the Grantee identified as Tax Parcel 201-372-90.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 18687, Page 615, Mecklenburg County Public 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; subject, however to all easements, covenants, conditions and restrictions of record, including the Declaration of Protective Covenants and Easements for Whitehall Professional Center, recorded in the Mecklenburg County Public Registry in Book 18242, at Page 325, and supplemented in Book 20303, Page 142, Book 21400, Page 280, Book 24439, Page 496, and Book 26539, Page 877. Notwithstanding the foregoing, Grantor hereby reserves for the benefit of Unit A, as described in the Declaration of Whitehall Office Condominium III recorded in Book 25418, Page 706 and on the plat recorded in Unit Ownership File 956, Page 1, and Unit B, as described in the Declaration of Whitehall Office Condominium IV recorded in Book 21356, Page 867 and on the plat recorded in Unit Ownership File 811, Page 1 (Unit A and Unit B shall be referred to herein, collectively, as the "Condominium Units") the non-exclusive right, privilege and easement for pedestrian and vehicular traffic and for parking upon, over and across the driveways, parking areas and those curb cuts and entrance and exit areas adjoining said driveways and drive lanes on the Property (the "Access Easement"). The rights and privileges to the Access Easement as set forth herein shall be an appurtenance to the Condominium Units and shall run with the land and shall be for the non-exclusive benefit of the respective owners of the Condominium Units, their successors, assigns and tenants, and their guests and customers, and the Access Easement shall be subject in all respects to the terms and provisions of the Declaration.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

GRANTOR:

WHITEHALL PROFESSIONAL, LLC, a North Carolina limited liability company

By: Whitehall Development LLLP, a North Carolina Limited Liability Limited Partnership, its Manager

By: CPEH II, LLC, a North Carolina limited liability company, its General Partner

By: Crosland Interests, LLC, a North Carolina limited liability company, its Manager

By: James E. Merrifield

Name: James E. Merrifield

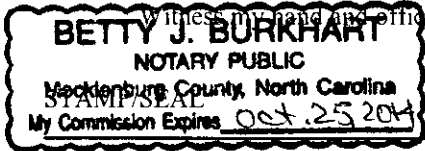
Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Betty J. Burkhardt a Notary Public of the County and State aforesaid, certify that James E. Merrifield personally came before me this day and acknowledged that he is Vice President of Crosland Interests, LLC, a North Carolina limited liability company ("Crosland"), Manager of CPEH II, LLC, a North Carolina limited liability company ("CPEH"), General Partner of Whitehall Development LLLP, a North Carolina Limited Liability Limited Partnership (the "Limited Partnership"), Manager of Whitehall Professional, LLC, a North Carolina limited liability company (the "Limited Liability Company"), and that he, as Vice President, being authorized to do so, executed the foregoing instrument on behalf of Crosland, as Manager of CPEH, as General Partner of the Limited Partnership, acting as Manager of the Limited Liability Company.

Witness my hand and official seal, this 9<sup>th</sup> day of June, 2011.



Betty J. Burkhardt  
Notary Public  
October 25, 2014

My commission expires:

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds

**EXHIBIT A**

**to Non-Warranty Deed  
from**

**WHITEHALL PROFESSIONAL, LLC  
to  
WHITEHALL DEVELOPMENT LLLP**

**Legal Description of Property**

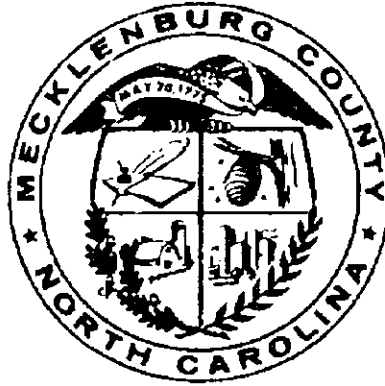
Lying and being in Steele Creek Township, Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of that certain approximately 2.308 acre property described as Lot 2, as shown on map or plat thereof entitled, "Final Plat of Whitehall Professional Office Park Map 2", recorded in Map Book 43, Page 271, Mecklenburg County Public Registry;

SAVE AND EXCEPT:

That certain approximately 1.851 acre property described as Lot 2 on map or plat thereof entitled, "Final Plat of Whitehall Professional Office Park Map 2, Lot 2", recorded in Map Book 43, Page 741, Mecklenburg County Public Registry.

Being also that certain approximately 0.457 acre tract or parcel of land located in the Steele Creek Township, Mecklenburg County, North Carolina, described as "Whitehall Professional, LLC, Parcel #201-30-138, DB 18687, PG 615, MB 43 PG 271, MB 43, PG 741, 19,916 Sq. Ft., 0.457 acres" on that certain plat recorded in Map Book 49, Page 185, in the Mecklenburg County Public Registry.



J. DAVID GRANBERRY  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of the recorded document, and must be submitted with original for re-recording  
and/or cancellation.

\*\*\*\*\*

Filed For Registration: 06/14/2011 01:37:06 PM

Book: RE 26539 Page: 885-889

Document No.: 2011066405

DEED 5 PGS \$28.00

NC REAL ESTATE EXCISE TAX: \$1.00

Recorder: KRISTIN PRUITT



2011066405