

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Nov 30 11:45:32 AM
 BK:8555 PG:352-355
 DEED
 FEE: \$26.00
 INSTRUMENT # 2018041417
 EXCISE TAX: \$90,400.00
 SMMARSH

 2018041417

SPECIAL WARRANTY DEED

Excise Tax \$ 90,400.⁰⁰ | Recording Time, Book and Page
 Parcel No. 0747-04-74-3124 and 0747-04-64-1395
 Verified By: _____ County on the _____ day of November 2018
 by: _____
 Mail after recording to: 3301 Windy Ridge Parkway, Suite 300, Atlanta, GA 30339
 This instrument was prepared by: Mary Marshall Meredith

Brief description for the index Lot C-15 and Lot 530, Imperial Center, Durham, NC

NORTH CAROLINA SPECIAL WARRANTY DEED	
THIS DEED made this <u>28th</u> day of <u>November</u> 2018, by and between	
<p><u>GRANTOR</u></p> <p>ROC III Fairlead Imperial Center, LLC a Delaware limited liability company</p> <p><u>Address:</u> Five Concourse Parkway, Suite 500 Atlanta, GA 30328</p>	<p><u>GRANTEE</u></p> <p>Stratford Carlisle Associates, LLC, a North Carolina limited liability company</p> <p><u>Address:</u> 100 Ashford Center North, Suite 110 Atlanta Georgia 30338</p>

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 Durham County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property is not the primary residence of the Grantor (N.C.G.S. Section 105-317-2).

Return to:
 Von Crook
 K First National Financial Title Services, LLC
 3301 Windy Ridge Parkway, Suite 300
 Atlanta, GA 30339
 770-916-4347
 File No. NC251806125V

Tract 1: The property hereinabove described was acquired by Grantor by instrument recorded in Book 8128, Page 89 Durham County Registry. A map showing the above described property is recorded in Map Book 176, Page 88.

Tract 2: The property is hereinabove described was acquired by Grantor by instrument recorded in Book 8128, Page 45, Durham County North Carolina records. A map showing the above described property is recorded in Map Book 132, Page 123.

A map showing the above described property is recorded in Map Book 176, Page 88.

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, other than the following exceptions:

1. All easements, covenants, conditions and restrictions and other matters of record to the extent applicable to the Property, all which matters are specifically incorporated herein by this reference;

2. All matters which would be revealed or disclosed in a current survey of the Property, including the survey matters described on those certain surveys by Withers Ravenel, dated November 6, 2018 Project #05160587

3. All interests of tenants in possession, as tenants only, with no right to purchase all or portion of the Property;

4. Any lien to secure payment of real estate taxes, including special assessments, not delinquent, and standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years against the Property;

5. All building and zoning ordinances and regulations, building and use restrictions, and all other laws, ordinances and governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and

6. All liens and encumbrances not of record created by Grantee or resulting from the actions of Grantee or its agents, contractors or invitees on the Property.


IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year for above written.

GRANTOR:

ROC III FAIRLEAD IMPERIAL CENTER, LLC
a Delaware limited liability company

By: **FAIRLEAD ACQUISITIONS XIII, LLC**
a Delaware limited liability company

Its: Manager

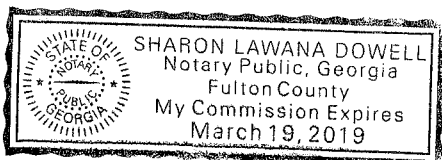
By: 
Name: John R. Ward
Title: President

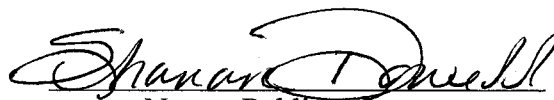
STATE OF Georgia
COUNTY OF Fulton

I certify that each of the following persons personally appeared before me this day and acknowledge to me that he or she voluntary signed the forgoing document for the purpose stated therein and, in the capacity, indicated President John R. Ward.

This the 27 day of November, 2018.

My Commission Expires:




Notary Public

Print Name: Sharon Dowell

(Affix Notary Stamp or Seal)

EXHIBIT "A"

Legal Description

Tract 1

Being all of that certain tract or parcel of land designated as Lot C-15, containing 8.316 acres, Imperial Center, as shown on plat of survey recorded in Plat Book 176, Page 88, Durham County Registry, which plat is referenced for a more particular description.

Together with easements appurtenant to the land as created by that certain Access Easement Agreement between Winchester Place IC, LLC, Yorkshire Place IC, LLC and Petula Prolix Development Company, dated June 27, 2002, recorded in Book 3539, Page 638, Durham County Registry.

Being the same land conveyed to ROC III Fairlead Imperial Center, LLC, a Delaware limited liability company (by virtue of North Carolina Special Warranty Deed from GAVI Carlisle, LLC, a Delaware limited liability company, dated February 17, 2017, recorded in Book 8128 Page 89 Durham County Registry.

Tract 2

Lying and being situated in Durham County, North Carolina, and being more particularly described as follows: Being all of Lot S30, containing 4.374 acres, more or less, as shown on Map entitled "Boundary Survey of Lot S-30 Imperial Center" prepared by Kenneth Close, Inc., land surveying, recorded in Plat Book 132, Page 123, Durham County Registry.

Less and except that 211 square foot parcel of land dedicated as part of the variable width right-of-way of Slater Road, shown in Plat Book 170, Pages 389 and 392, Durham County registry, and more fully described in that partial release recorded in Book 5135, Page 653, Durham County registry.

Being the same land conveyed to ROC III Fairlead Imperial Center, LLC, a Delaware limited liability company, by virtue of North Carolina Special Warranty Deed dated February 17, 2017, from GAVI Stratford Hall IC, LLC and GAVI Stratford Hall IC Sub, LLC, each a Delaware limited liability company, as tenants in common, recorded February 21, 2017 in Book 8128, Page 45, Durham County, Registry