

Excise Tax: \$32,000

Recording Time, Book and Page

Parcel Identifier No.: 0746692460

Verified by _____ County on the ____ day of _____, 2018; By: _____

Mail after recording to Grantee

This instrument was prepared by: Alexander Ricks PLLC (MJH)

Brief Description for the index

Lot 8, Book of Maps 2015, Pages 1379-1381

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of November, 2018, by and between

GRANTOR

GRANTEE

RTP Lodging, LLC,
a North Carolina limited liability company

Mailing Address:
1005 Slater Road, Suite 107
Durham, NC 27703

NDR Enterprises at RTP, LLC,
a North Carolina limited liability company

Mailing Address:
10020 Sellona Street, Suite 100
Raleigh, NC 27617

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 the Town of Morrisville, Wake County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The Property herein conveyed does not include the primary residence of a Grantor.

The Property was acquired by Grantor by instrument recorded in Book 15925 at Page 2678 of the Wake County public registry.

01199-001/0 submitted electronically by "Alexander Ricks PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

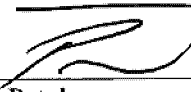
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

This conveyance is SUBJECT TO all valid and continuing restrictions, conditions, reservations, easements, and other matters of record which encumber the Property and are listed on Exhibit B attached hereto and made a part hereof and is subject to ad valorem taxes for the current and subsequent years.

[signature appears on the following page]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

RTP Lodging, LLC,
a North Carolina limited liability company

By: 
Name: Tarun Patel
Title: Managing Member

State of North Carolina - County of Wake

I, the undersigned, a Notary Public of the County and the State aforesaid, certify that Tarun Patel personally appeared before me this day and acknowledged that s/he is Managing Member of RTP Lodging, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the limited liability company, s/he executed the foregoing instrument.

Witness my hand and official seal, this the 14th day of November, 2018.


Notary Public

Deborah A. Tousley
printed name of Notary
My Commission Expires: October 19, 2023

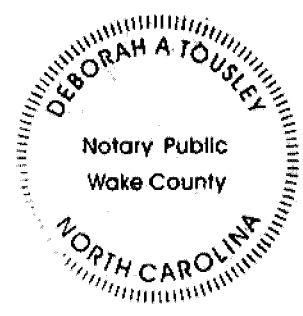


EXHIBIT A

LEGAL DESCRIPTION

Lying and being situate in the Town of Morrisville, Wake County, North Carolina, and being more particularly described as follows:

All of Lot 8, containing approximately 4.39 acres, as shown on that certain plat entitled "Shiloh Crossing, Subdivision Plat, Lots 2, 5-8, 10, 12," dated September 12, 2014, prepared by Priest, Craven & Associates, Inc., and bearing the seal of Daniel J. Burud, L.S. L-3547 and recorded in Book of Maps 2014, Pages 1379-1381, Wake County Registry.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Book of Maps 2006, Pages 1418-1419; Book of Maps 2006, Pages 2066-2067; Book of Maps 2008, Pages 1942-1947; Book of Maps 2012, Pages 567-571; Book of Maps 2012, Pages 1227-1231; Book of Maps 2013, Pages 660-661; Book of Maps 2013, Page 1334-1336; Book of Maps 2014, Pages 1379-1381.
2. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 15925, Page 2160, and any related maps, plans, bylaws and other document(s) and amendment(s).
3. Easement(s) to Carolina Power and Light Company recorded in Book 928, Page 13; Book 2267, Page 387; Book 2294, Page 659, 662, 665, 668, 671 and 677; Book 13021, Page 160.
4. Easement(s) to Duke Power Company recorded in Book 1484, Page 26; Book 4081, Page 468; Book 1481, Page 477; and Book 1481, Page 475.
5. Easement(s) to Wake County Watershed Improvement Commission recorded in Book 2045, Page 323.
6. Consent Judgments recorded in Book 11317, Page 1879; Book 12063, Page 1331; and Book 13039, Page 1737.
7. Easement(s) to Duke Energy Carolinas, LLC recorded in Book 11190, page 13; Book 13344, Page 2457; Book 13344, Page 2463; Book 14886, Page 2279; and Book 17019, Page 2169.
8. Special Use Permit recorded in Book 12137, Page 1230.
9. Declaration of Easements with Covenants and Restrictions Affecting Land recorded in Book 12227, Page 644; amended in Book 13730, Page 431; amended and restated in Book 14315, Page 2374.
10. Stormwater Inspection and Maintenance Agreement and Security recorded in Book 12986, Page 1827.
11. No-Protest Covenant recorded in Book 13225, Page 2439.
12. Declaration of Easements and Covenants recorded in Book 14158, Page 2294.
13. Stormwater Operation and Maintenance Agreement and Security recorded in Book 14295, Page 1755.