

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 NOV 06 10:25:02 AM
BK:7820 PG:41-43
DEED
FEE:\$26.00
EXCISE TAX:\$7,060.00
INSTRUMENT # 2015037269
SCEARNEL



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:: \$7,060.00

Parcel Identifier No.: 158191 Verified by _____ County on the ____ day of _____, 2014
By: _____

Mail to: Grantee,

This instrument was prepared by: C. Thomas Biggs, Attorney at Law

Brief description for the Index: 1020 S. Miami Blvd., Durham, NC 27703

THIS DEED made this 27th day of October, 2015, by and between

GRANTOR	GRANTEE
PARKSIDE PROPERTIES, LLC	4318 MEDICAL PARK DRIVE, LLC (57.38% undivided interest); BCS ACQUISITION GROUP, LLC (33.15% undivided interest); AND JAG III, LLC (9.47% undivided interest)
Mailing Address: 8112 Harp's Mill Road Raleigh, NC 27615	Mailing Address: 11901 Possum Track Road Raleigh, NC 27614

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

BEING that tract or parcel of land described on Exhibit A attached hereto.

THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTORS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ Page _____.

A map showing the above-described property is recorded in Plat Book _____ Page _____.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Restrictive Covenants and easements of record.

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

PARKSIDE PROPERTIES, LLC

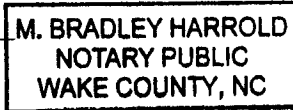
By: Charles D. Jamerson, Jr.
Charles D. Jamerson, Jr., Manager

STATE OF NORTH CAROLINA - COUNTY OF Wake

I, M. Bradley Harrold, a Notary Public of the aforesaid County and State, do hereby certify that Charles D. Jamerson, Jr., Manager of PARKSIDE PROPERTIES, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 5th day of November, 2015.

My Commission Expires: 9/16/14



M. Bradley Harrold
Notary Public

EXHIBIT A

BEGINNING at a point in the northeastern right-of way of the intersection of Pleasant Drive and Miami Boulevard (U.S. 70); running thence along the southern right-of-way of Pleasant Drive South $89^{\circ} 17' 59''$ West 308.41 feet; thence along the western property line, being the common property line of Eugene Evans, South $02^{\circ} 09' 01''$ West 460.01 feet; thence South $02^{\circ} 09' 01''$ West 50.96 feet, thence South $00^{\circ} 50' 21''$ West 550.09 feet; thence South $89^{\circ} 10' 30''$ East 250.69 feet; thence North $72^{\circ} 32' 28''$ East 496.82 feet; thence North $24^{\circ} 27' 42''$ West 192.98 feet; thence North $23^{\circ} 00' 45''$ West 100.60 feet; thence North $22^{\circ} 30' 58''$ West 162.65 feet; thence North $22^{\circ} 30' 58''$ West 35.08 feet; thence North $22^{\circ} 30' 58''$ West 506.67 feet to a point, the point and place of BEGINNING, containing 545,257 square feet or 12.52 acres, more or less.

Said tract being all of the property described and conveyed in Deeds recorded in Book 2930, Page 897, Durham County Registry, and Book 2856, Page 179, Durham County Registry.