

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 AUG 24 11:23:51 AM
 BK:7772 PG:228-231
 DEED
 FEE: \$26.00
 EXCISE TAX: \$3,694.00
 INSTRUMENT # 2015028083
 APRILJ



SPECIAL WARRANTY DEED

Prepared by: ^{return} ~~to~~
 McKendree Farr
 Crosland Barnes Group
 1332 Main Street, #30
 Columbia, SC 29201

Tax Parcel ID: #211381
 Excise Tax: \$3694

STATE of North Carolina
 COUNTY of Durham

Durham MO Property, LLC, a South Carolina limited liability company whose address is 1332 Main Street, #30, Columbia, SC 29201 (hereinafter "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by Tucciarone Durham Owner LLC, a North Carolina limited liability company whose address is c/o Richard Tucciarone, 10 Beach Hill Road, South Harwich, MA 02661 (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to Grantee the following:

(a) the tract of land (hereinafter called the "Land") located in Durham County, North Carolina described in Exhibit A attached hereto and made a part hereof for all purposes, together with all rights and interests appurtenant thereto, including all of Seller's right, title, and interest in and to adjacent streets, alleys, rights-of-way, and any adjacent strips or gores of real estate (the "Land"); all improvements located on the Land that are owned by Seller (the "Improvements"), and all rights, titles, and interests appurtenant to the Land and Improvements;

(b) all rights, if any, in and to any building located on the Land (the "Building") and all rights and appurtenances to the Building; and

(c) all and singular the rights and appurtenances pertaining to the Land and Improvements and any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way, mineral rights, development rights, air rights, riparian rights and easements belonging or in any way appertaining to the Land and/or the Improvements.

All of the foregoing, being hereinafter, collectively, called (the "Property"), the Land being subject only to the exceptions described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever, and Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the Land, and the Improvements unto Grantee, Grantee's successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor. Notwithstanding anything herein to the contrary, Grantor warrants and defends the title as against all acts of Grantor and no other person or entity.

IN WITNESS WHEREOF, this Deed is executed by Grantor as of the 31st day of July, 2015.

GRANTOR:

Durham MO Property, LLC

By: [Signature]

Name: Edward C. Barnes

Its: Manager

STATE OF SC)
COUNTY OF Kershaw)SS:
)

On the 16th day of July in the year 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Edward C. Barnes, as the Manager of Durham MO Property, LLC, a South Carolina limited liability company, who is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

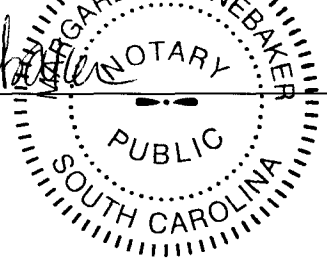
[Signature]
Notary Public


EXHIBIT "A"

Lot 2, Pod BB-2, Hope Valley Farms, as shown on Plat recorded in Plat Book 193, pages 226-227, Durham County, North Carolina Public Registry.

TOGETHER WITH all rights benefiting and appurtenant to the above-described property created by that Declaration of Covenants, Easements and Restrictions by Caswyck-HVF, LLC dated October 15, 2014 and recorded October 15, 2014 in the Office of the Durham County Register of Deeds, in Book 7585, Page 70.

Exhibit B
Permitted Exceptions

1. Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
2. The accuracy of any computation of acreage and/or square footage appearing in the description of the property in Schedule A is not insured.
3. Survey by Johnny W. Nobles, NCPLS L-12335, for Bock & Clark's National Surveyors Network, dated May 7, 2015, last revised __, Network Project No. 201501219-001, hereinafter the "Survey", reveals:
 - a. Possible easements for underground sewer, water and utility facilities not shown
4. The following easements, setback lines and any other matters shown or noted on plat recorded in, Plat Book 193, Pages 226 and 227, Durham County Registry:
 - a. 25' setback
 - b. data/TTA maintenance easement
 - c. private waterline easement
5. Declaration of Covenants, Conditions and Restrictions of Hope Valley Farms recorded in Book 1462, Page 912, Durham County Registry.
6. Declaration of Covenants Easements and Restriction recorded in Book 7585, Page 70, Durham County Registry.
7. Easement(s) and/or right(s) of way to Duke Power Company recorded in Book 170, Pages 20, 510, 690 and 691; Book 251, Page 660; Book 252, Page 45; Book 276, Page 302; Book 277, Pages 442 and 590; 1413, Page 554; Book 1731, Page 58 and Book 1991, Page 192, Durham County Registry.
8. Stormwater Facility Agreement and Covenants recorded in Book 7528, Page 246, Durham County Registry.
9. Terms and conditions of the lease by and between Durham MO Property, LLC, as Landlord and Murphy Oil USA, Inc., as Tenant as evidenced by Memorandum of Lease recorded in Book 7585, Page 149, Durham County Registry, as affected by Assignment of Leases and General Assignment by and between Durham MO Property, LLC and Tucciarone Durham Owner LLC recorded in Book _____, Page __, in said Registry.