

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2019 Mar 15 10:31 AM NC Rev Stamp: \$ 93830.00
Book: 8612 Page: 736 Fee: \$ 26.00
Instrument Number: 2019007901
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 93,450.00

Parcel Identifier No.: 102745

Mail after recording to:
Williams Mullen (C. Grigsby Scifres), 222 Central Park Avenue, Suite 1700, Virginia Beach, VA 23462

This instrument was prepared by:
Williams Mullen (Attn: Robert C. Lawson) 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Brief Description for the Index: Retail Master Unit and Office Master Unit, One City Center, a Master Condominium, Durham Township, Durham County, North Carolina

THIS DEED made this 15th day of March, 2019, by and between:

GRANTOR	GRANTEE
Durham City Center II, LLC a North Carolina limited liability company 400 W. Main Street Durham, North Carolina 27701	OCC Commercial, LLC a Virginia limited Liability Company c/o Armada Hoffler Properties, Inc. 222 Central Park Avenue, Suite 2100 Virginia Beach, Virginia 23462

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 Grantor, for a valuable consideration paid by 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 lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

NPRAL1:1156561.18-DOC-(KBURNS) 055873-00003
DRAFT 3/11/19 03:40 PM

Submitted electronically by "Land Services USA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 7864, Page 918, Durham County Registry.

A map showing property that was subjected to the declaration of condominium that created the condominium units that are transferred by this deed is recorded in Plat Book 194, Page 53, Durham County Registry.

This conveyance from Grantor to Grantee is made without consideration and is made for business convenience in connection with the distribution of Grantor property to a member of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with 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: (i) taxes for 2019 and subsequent years' ad valorem taxes, (ii) all other easements, rights-of-way, and restrictions of record, and (iii) lien rights, if any of AHH Construction, LLC and those claiming through such limited liability company.

(Signature page follows)

[Signature page to North Carolina Special Warranty Deed (Exhibit B)]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

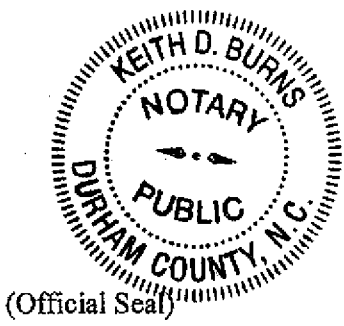
Durham City Center II, LLC
a North Carolina limited liability Company

By: [Signature]
Name: Greg Hills
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Greg Hills as Manager of Durham City Center II, LLC

Date: March February 1, 2019



[Signature]
Signature of Notary Public
Keith D. Burns
Notary Printed Name
My Commission Expires: 7/6/20

EXHIBIT A**Property Description**

ALL THOSE certain lots, pieces or parcels of land, with the improvements thereon, situate, located and being in the Durham Township, Durham County, North Carolina, and being known, numbered and designated as "RETAIL MASTER UNIT" and "OFFICE MASTER UNIT" of "ONE CITY CENTER, A MASTER CONDOMINIUM", which condominium was created by the "DECLARATION OF CONDOMINIUM FOR ONE CITY CENTER, A MASTER CONDOMINIUM" dated as of March 8, 2019, recorded on March 8, 2019 in the Register of Deeds for Durham County, North Carolina in Book 8609 at page 598 as instrument number 2019007262 and the plat of which was recorded in the Register of Deed's Office aforesaid in Map Book 13, at page 97, together with (a) an eight (8%) percent undivided interest in the common elements of said condominium for the Retail Master Unit and (b) a thirty-eight percent (38%) undivided interest in the common elements of said condominium for the Office Master Unit and (c) the limited common elements, easements and other rights appurtenant to said Retail Master Unit and Office Master Unit.