

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2019 Feb 21 12:05 PM NC Rev Stamp: \$ 12550.00
 Book: 8598 Page: 190 Fee: \$ 26.00
 Instrument Number: 2019005136
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$12,550.00

Parcel Identifier No. 211009 Verified by Durham County on the ___ day of _____, 20___
 By: _____

Mail/Box to: Grantee.

This instrument was prepared by: Stephen C. Pritchard, Isaacson Sheridan, 804 Green Valley Rd., Ste. 200, Greensboro, NC 27408

Brief description for the Index: _____

THIS DEED made this 20th day of February, 2019, by and between:

GRANTOR	GRANTEE
<p>SES ATHENS, LLC, a North Carolina limited liability company, <i>as successor-by-merger to</i> <i>LS DURHAM, LLC,</i> a North Carolina limited liability company</p>	<p>TICON PROPERTIES, LLC, a North Carolina limited liability company</p> <p>5836 Fayetteville Road, Suite 203 Durham, NC 27713</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, parcel of land or condominium unit situated in the City of Durham, Triangle Township, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7434, Page 323. Grantor and LS Durham, LLC, a North Carolina limited liability ("LS"), held this Property as tenants-in-common. Grantor and LS merged pursuant to that certain Articles of Merger recorded in Book 8589, Page 22, Durham County Registry. Pursuant to N.C.G.S. § 57D-9-33(a)(2), all of LS' rights, title and interest in the

Property are now vested in Grantor. It is the intention to hereby convey one hundred percent (100%) of the Property to Grantee.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 181, Page 293.

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: All restrictions, easements and covenants of record, and ad valorem taxes for the current year.

[SIGNATURE ON NEXT PAGE]

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

GRANTOR:

SES ATHENS, LLC,
a North Carolina limited liability company

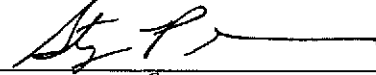
By: 
Name: Stephen E. Shavitz
Title: Manager

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Stephen E. Shavitz personally came before me this day and acknowledged that he is the Manager of SES ATHENS, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 13th day of February, 2019.

My Commission Expires: 2-12-2020
(Affix Seal Below)


Stephen Pritchard Notary Public
Notary's Printed or Typed Name

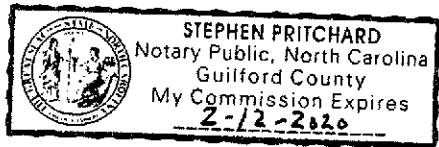


EXHIBIT A

Being all of Lot 2 designated as "New Area (Lot 2)" containing 1.359 acres, more or less, on plat entitled "RECOMBINATION MAP PREPARED FOR HOPE VALLEY COMMONS, LLC", as recorded in Plat Book 181, Page 293 of the Durham County Registry to which reference is hereby made for a more particular description of the same.

TOGETHER WITH AND SUBJECT TO the Easements, Covenants, Conditions and Restrictions for Hope Valley Commons set forth in:

(i) that certain Master Declaration of Easements, Covenants, Conditions and Restrictions for Hope Valley Commons recorded in Book 6006, Page 660, Durham County Registry;

(ii) that certain Declaration of Easements, Covenants, Conditions and Restrictions for Hope Valley Commons recorded in Book 6008, Page 201, Durham County Registry;

(iii) that certain Supplemental Declaration of Easements, Covenants, Conditions and Restrictions for Hope Valley Commons recorded in Book 6103, Page 955, Durham County Registry;

(iv) that certain Amendment to Master Declaration of Easements, Covenants, Conditions and Restrictions for Hope Valley Commons recorded in Book 6553, Page 210, Durham County Registry;

(v) that certain Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Hope Valley Commons recorded in Book 6553, Page 221, Durham County Registry;

(vi) that certain Assignment and Assumption of Developer's Rights Master Declaration recorded in Book 6553, Page 225 Durham County Registry; and

(vii) that certain Assignment and Assumption of Developer's Rights recorded in Book 6553, Page 229 Durham County Registry.