

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
2022 Jan 06 02:14 PM
Book: 9582 Page: 425
 NC Rev Stamp: \$ 67950.00 Fee: \$ 26.00
 Instrument Number: 2022000777
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$67,950.00
 Parcel Identifier No. 101908

Mail after recording to: Grantee

This instrument was prepared by: Brooks, Pierce, McLendon, Humphrey & Leonard LLP (DWG)
 150 Fayetteville Street, Suite 1700, Raleigh, NC 27601) (WITHOUT TITLE EXAMINATION)

Brief description for the Index: 1108 West Main Street, Durham, NC

THIS DEED made this 30th day of December, 2021, by and between

GRANTOR	GRANTEE
<p>CONCORD GREENBERG DURHAM HOTEL, LLC, a North Carolina limited liability company</p> <p>11410 Common Oaks Drive Raleigh, NC 27614</p>	<p>AG-ARA MCPHERSON OWNER, L.L.C., a Delaware limited liability company</p> <p>5800 Granite Parkway, Suite 290 Plano, TX 75024</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee in fee simple, all that certain tract or parcel of land in the City of Durham, Durham County, North Carolina, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (hereinafter referred to as the

“**Land**”) and all buildings and improvements located thereon, together with all and singular, Grantor’s right, title and interest, if any, in and to adjacent streets, roads, alleys, rights-of-way, strips and gores, easements, rights of ingress and egress, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto (the foregoing, together with the Land, being hereinafter collectively referred to as the “**Property**”).

None of the Property herein conveyed includes the primary residence of Grantor.

This conveyance is made and accepted subject to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes, to the extent, and only to the extent, that such matters are now in force, valid, and affect title to the Property (but reference to same shall not operate to re-impose same), and further subject to all standby fees, ad valorem taxes and assessments for the current year and subsequent years, the payment of which Grantee assumes (hereinafter referred to as the “**Permitted Exceptions**”).

The Property hereinabove described was acquired by Grantor by instrument recorded in: Book 5359, Page 63 in the Register of Deeds, Durham County, North Carolina.

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 the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but not otherwise, and subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

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

CONCORD GREENBERG DURHAM HOTEL, LLC, a North Carolina limited liability company

By: CONCORD MANAGER, LLC, its Manager, a North Carolina limited liability company

By: Julie L Richter
Julie L. Richter, Vice President

STATE OF NORTH CAROLINA
COUNTY OF Wake

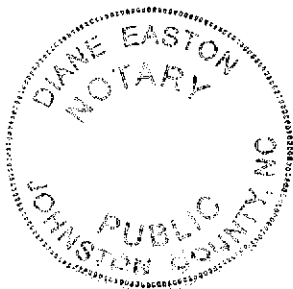
I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document in the capacity indicated: Julie L. Richter.

WITNESS my hand and notarial seal, this the 27th day of December, 2021.

Diane Easton
Notary Public
Printed Name: Diane Easton

My Commission Expires: January 13, 2024

[Notarial Seal]



[Special Warranty Deed]

Exhibit A to Deed for RI Durham**Legal Description**

BEGINNING AT A STAKE AT THE POINT OF INTERSECTION OF THE INSIDE OF THE SIDEWALK ON EAST SIDE OF BUCHANAN BOULEVARD WITH THE INSIDE OF THE SIDEWALK ON THE NORTHEAST SIDE OF WEST MAIN STREET, SAID STAKE DESIGNATED "CONTROL CORNER" HAVING NORTH CAROLINA GRID COORDINATES: N 819,604.0980 AND E 2,025,814.1326 AND RUNNING THENCE ALONG AND WITH THE INSIDE OF THE SIDEWALK ON THE EAST SIDE OF BUCHANAN BOULEVARD NORTH 03 DEGREES 04' 13" EAST 102.10 FEET TO A STAKE DESIGNATED "CONTROL CORNER", SAID STAKE MARKING THE SOUTHWEST CORNER OF GUY T. SOLIE, RUNNING SOUTH 87 DEGREES 09' 51" EAST 171.27 FEET TO A STAKE IN THE LINE OF VIOLA F. COFFIN; RUNNING THENCE SOUTH 01 DEGREE 47' 52" EAST 47.92 FEET, SOUTHWEST CORNER OF VIOLA F. COFFIN; RUNNING THENCE SOUTH 89 DEGREES 30' 58" EAST 170.38 FEET TO A STAKE IN THE INSIDE OF THE SIDEWALK ON THE WEST SIDE OF WATTS STREET; RUNNING THENCE ALONG AND WITH THE INSIDE OF THE SIDEWALK ON THE WEST SIDE OF WATTS STREET SOUTH 0 DEGREES 14' 32" WEST 274.63 FEET TO A STAKE IN THE INSIDE OF THE SIDEWALK ON THE WEST SIDE OF WATTS STREET; RUNNING THENCE ALONG AND WITH A CURVE TO THE RIGHT (CLOCKWISE) SAID CURVE HAVING A RADIUS OF 5 FEET, A DISTANCE OF 8.24 FEET TO A POINT; THENCE CONTINUING ALONG AND WITH ANOTHER CURVE TO THE RIGHT (CLOCKWISE) SAID CURVE HAVING A RADIUS OF 146.85 FEET, A DISTANCE OF 53.79 FEET TO A POINT ON THE INSIDE OF THE SIDEWALK ON THE NORTHEAST SIDE OF WEST MAIN STREET; RUNNING THENCE ALONG AND WITH THE INSIDE OF THE SIDEWALK ON THE NORTHEAST SIDE OF WEST MAIN STREET NORTH 52 DEGREES 38' 55" WEST 365.06 FEET TO A STAKE DESIGNATED "CONTROL CORNER", THE POINT AND PLACE OF BEGINNING, AND BEING THE PROPERTY SHOWN ON PLAT AND SURVEY TITLED "BOUNDARY SURVEY, PROPERTY OF ASSOCIATED MEDICAL AFFAIRS, INC. (RECOMBINATION OF LOTS 1-5 AND 19 OF P. B. 3 PG. 62)", DATED SEPTEMBER 1993, PREPARED BY RUDY L. GRIFFIN, REGISTERED LAND SURVEYOR, OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY IN PLAT BOOK 130 AT PAGE 125, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

PARKING EASEMENT TRACT:

TOGETHER WITH ALL RIGHTS, EASEMENTS AND INTERESTS APPURTENANT TO THE FEE TRACT AS SET FORTH IN AGREEMENT AND EASEMENT TO PROVIDE AND MAINTAIN OFF-SITE PARKING BETWEEN CONCORD GREENBERG DURHAM HOTEL, LLC (GRANTEE) AND DURHAM PARKING SOLUTIONS, LLC (GRANTOR) RECORDED IN BOOK 6887, PAGE 130, DURHAM COUNTY REGISTRY, AS AMENDED BY FIRST AMENDMENT TO AGREEMENT AND EASEMENT TO PROVIDE AND MAINTAIN OFF-SITE PARKING RECORDED IN BOOK 6966, PAGE 190, DURHAM COUNTY REGISTRY.

Exhibit B to Deed for RI Durham

Permitted Exceptions

1. Taxes for the year 2022 and all subsequent years.
2. Terms and provisions of that certain unrecorded Lease executed by Concord Greenberg Durham Hotel, LLC to Cellco Partnership d/b/a Verizon Wireless dated January 2, 2018 as evidenced by a Memorandum of which is recorded in Book 8342, Page 632, Durham County Registry.
3. Buffer - Landscaping Easement to Associated Medical Affairs, Inc. recorded in Book 5260, Page 537, Durham County Registry.
4. Terms and conditions of Agreement and Easement to Provide and Maintain Off Site Parking between Concord Greenberg Durham Hotel, LLC, a North Carolina limited liability company and Durham Parking Solutions, LLC, with rights of others therein, recorded in Book 6887, Page 130; and amended by First Amendment to Agreement and Easement to Provide and Maintain Off-Site Parking in Book 6966, Page 190, Durham County Registry.
5. Notice of Residual Petroleum by and between Associated Medical Affairs, Inc. and Wyrick Robbins Yates & Ponton, LLP, recorded in Book 4830, Page 407, Durham County Registry. Includes Perpetual Land Use Restriction regarding use of groundwater as a water supply and prohibition of water supply wells of any kind being installed or operated on the site.
6. Terms, provisions, covenants, conditions, easements and restrictions as provided in Stormwater Facility Agreement and Covenants with the City of Durham, recorded in Book 7100, Page 926, Durham County Registry.
7. Right(s) of way to Right of Way Agreement recorded in Book 7588, Page 475, Durham County Registry.
8. Easements and any other facts as shown on plat recorded in Book 130, Page 125 and Book 195, Page 307, Durham County Registry.
9. Easements and any other facts as shown on plat recorded in Plat Book 185, Page 389, Durham County Registry.
10. Withdrawal of Dedication recorded in Book 6468, Page 349, Durham County Registry.