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20161205000254140 DEED
Bk:RB6230 Pg:274
12/05/2016 08:33:57 AM 1/5

DML

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$950.00

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Excise Tax: \$950.00
Tax Parcel ID No. 9874-06-3482 DB Verified by _____ County _____
on the _____ day of _____, 20____ By: _____

Mail/Box to: _____

This instrument was prepared by: See Below

Brief description for the Index: _____

Prepared by:
Kate Lee, Esq.
First States Investors 4100A, L.P.
c/o Gramercy Property Trust
90 Park Avenue, 32nd Floor
New York, New York 10016

Return To:
First American Title
666 Third Avenue
New York, New York 10017
Attn:

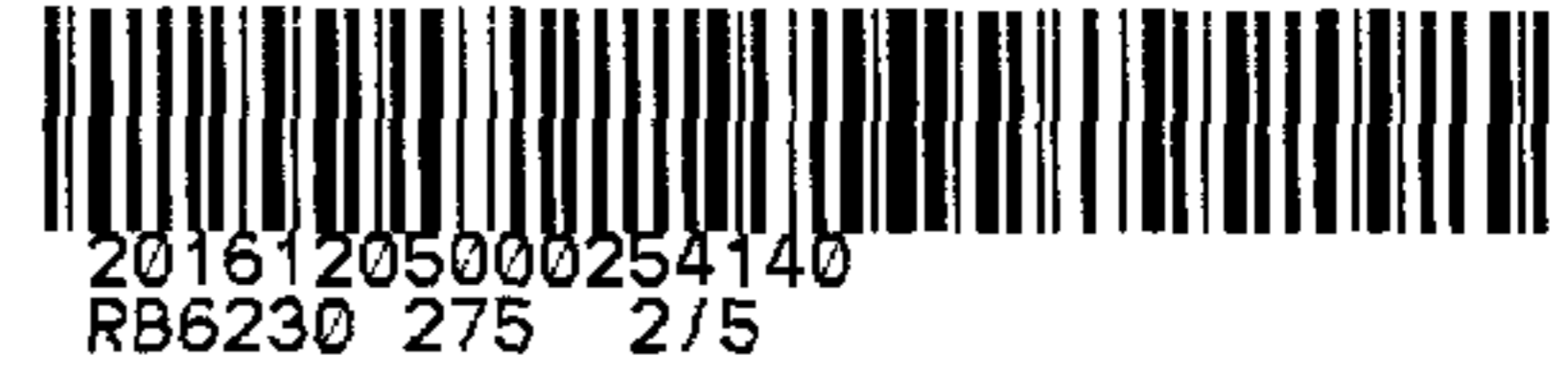
Parcel ID: 9874-06-3482
113 N Churton Street

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 29th day of November, 2016, by FIRST STATES INVESTORS 4100A, L.P., a Delaware limited partnership, whose address is c/o Gramercy Property Trust, 90 Park Avenue, 32nd Floor, New York, New York 10016 ("Grantor"), to 113 NORTH CHURTON STREET, LLC, a North Carolina limited liability company, whose address is 504 Meadowlands Drive, Hillsborough, North Carolina 27278 (hereinafter referred to as the "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns, all of that certain land situated in Orange County, North Carolina, more particularly

submitted electronically by "wyatt Early Harris wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.



described in Exhibit "A" attached hereto and by this reference made a part hereof, subject to the matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular said property unto Grantee, its successors and assigns in fee simple forever.

AND, except for the matter set forth on Exhibit "B" hereto, the Grantor hereby covenants with said Grantee that said land is free from encumbrances made by Grantor and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

[remainder of page intentionally left blank; signature page immediately follows]



IN WITNESS WHEREOF, FIRST STATES INVESTORS 4100A, L.P., has caused this instrument to be executed by its duly authorized officer this 29th day of November, 2016.

WITNESSES:

FIRST STATES INVESTORS 4100A, L.P.,
a Delaware limited partnership

[Signature]
Kelli Tekayama

By: First States Investors 4100A GP, LLC,
a Delaware limited liability company,
its general partner

By: KBS Capital Advisors, LLC,
a Delaware limited liability company,
its authorized agent

By: *[Signature]*
Name: Jeff Waldvogel
Title: CFO

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) §
County of ORANGE)

On NOVEMBER 22, 2016, before me, Angela Rose Koenig a Notary Public, personally appeared Jeff Waldvogel who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

[Signature]
Signature of Notary



(Affix seal here)



20161205000254140
RB6230 277 4/5

Legal Description

Lying and being situate in Orange County, North Carolina, and being more particularly as described as follows:

Beginning at an existing iron pipe marked "control corner" on the plat and survey hereinafter referred to, said iron pipe being located one (1) foot south of the southeast corner of the Sharp Building and North 4° 08' West 147.62 feet from the northwestern corner of the intersection of the boundary lines of the rights-of-way of King Street and Churton Street; running thence from said beginning point along and with the western boundary of the right-of-way of Churton Street South 4° 08' West 39.60 feet to an existing iron pipe at the northeast corner of property now or formerly belonging to O. James as described in Deed Book 107, Page 250, Orange County Registry; thence leaving the right-of-way of Churton Street and running along and with a party wall with said O. James property North 86° 16' West 51.97 feet to an existing iron pipe; running thence South 3° 49' West 27.62 feet to an existing iron pipe; running thence South 4° 08' West 38.07 feet to an existing iron pipe; running thence South 89° 52' East 0.76 feet to an existing iron pipe; running thence South 4° 32' West 42.33 feet to an existing iron pipe in the northern boundary of the right-of-way of King Street; running thence along and with said right-of-way of King Street North 85° 45' West 42.74 feet to an existing iron pipe; thence leaving the right-of-way of King Street and running along and with the eastern common boundary line of property now or formerly belonging to O. James as described in Deed Book 122, Page 395, Orange County Registry, North 4° 15' East 79.92 feet to an existing iron pipe; running thence North 85° 45' West 82.01 feet to an existing iron pipe; running thence North 4° 15' East 17.00 feet to an existing iron pipe; running thence North 85° 45' West 25.00 feet to an existing iron pipe; running thence South 4° 15' West 17.00 feet to an existing iron pipe; running thence North 85° 45' West 9.00 feet to an existing iron pipe; running thence North 4° 15' East 60.00 feet to an existing iron pipe; running thence North 85° 45' West 39.50 feet to an existing iron pipe in the eastern boundary line of property now or formerly belonging to B. J. Smith as described in Deed Book 121, Page 394, Orange County Registry; running thence along and with the common boundary line of Smith North 3° 42' East 48.23 feet to an existing iron pipe; running thence along and with a common boundary line of property now or formerly belonging to A.M. Browning as described in Deed Book 194, Page 894, Orange County Registry South 84° 58' East 78.59 feet to an existing iron pipe; running thence North 5° 02' East 61.00 feet to an existing iron pipe; running thence South 84° 44' East 57.00 feet to an existing iron pipe; running thence South 5° 02' West 60.00 feet to an existing iron pipe; running thence South 29° 27' 30" East 46.93 feet to an existing iron pipe; running thence South 85° 45' East 88.11 feet to an existing iron pipe in the western boundary of the right-of-way of Churton Street, the point and place of beginning, as shown on that plat and survey entitled "A Survey of North Carolina National Bank of North Carolina", by Robert. J. Ayers, Surveyor, dated October 14, 1988, and being that same property described in

Deed Book 249, Page 257, and shown on plat recorded in Plat Book 16, Page 139, Orange County Registry, to which plat reference is hereby made for a more particular description.

SAVE AND EXCEPT a small tract or lot just west of Oma James' Drug Store Building, said lot being 7.83 feet by 24 feet, and being described in instrument recorded in Book 86, Page 251, Orange County Registry.

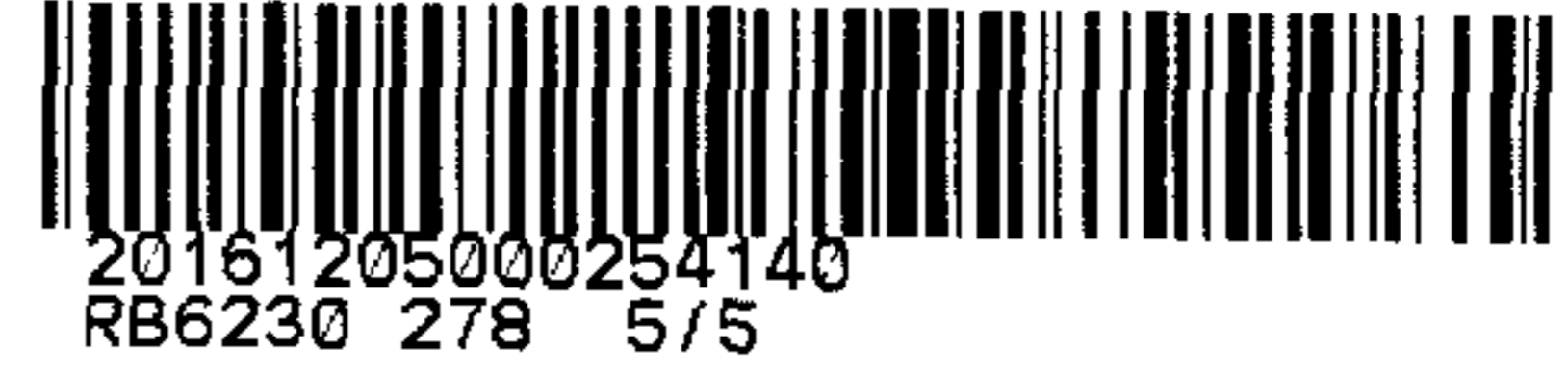


EXHIBIT "B"
Permitted Exceptions

1. The lien of current taxes and assessments are not yet due and payable.
2. Special taxes and assessments becoming a lien on or after the date hereof.
3. The state of facts shown ~~on an accurate survey~~ of the property, but only to the extent valid and enforceable.
4. All matters of record, but only to the extent valid and enforceable.