

For Registration Willie L. Covington
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2015 Dec 22 04:40 PM NC Rev Stamp: \$ 3400.00
 Book: 7846 Page: 193 Fee: \$ 26.00
 Instrument Number: 2015042387
 DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$3400.00

Parcel Identifier No.: * _____ Verified by _____ County on the _____ day of _____, 2014
 By: *102830, 102831, 102832, 102833, 102837 and 102799

Mail to: Grantee: 10 S. LaSalle Street, Suite 3100, Chicago, IL 60603
 This instrument was prepared by: Richard F. Prentis, Jr., Attorney at Law
 Brief description for the Index: 122 East Parrish Street, Durham, NC 27701

THIS DEED made this 4th day of December, 2015, by and between

GRANTOR	GRANTEE
<p>PARRISH-MAIN INVESTMENTS, LLC, A North Carolina Limited Liability Company</p>	<p>PARRISH RUNAWAY, LLC, A North Carolina Limited Liability Company (50% Undivided Interest)</p>
<p>Mailing Address: 4 Consultant Place Durham, NC 27707</p>	<p>and PARRISH WANDER, LLC, A North Carolina Limited Liability Company (50% Undivided Interest) (TENANTS IN COMMON)</p>
	<p>Mailing Address: 10 S. LaSalle Street, Suite 3100 Chicago, IL 60603</p>
	<p><u>Mailing Address</u> c/o Runaway Enterprises, Inc. <u>For Tax Statement:</u> 33 N. LaSalle Street, Suite 1910 Chicago, IL 60602</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 or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

BEING those tracts or parcels of land described on Exhibit A attached hereto.

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

THE ABOVE DESCRIBED PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTORS.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7470, Page 638.

A map showing the above-described property is recorded in Plat Book 88 at Page 48; Plat Book 83, Page 54; Plat Book 95, Page 97; and Plat Book 19 at Page 186.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- Deed of Easement recorded in Book 1008 at Page 733, as shown on the Survey and Modification of Easement recorded in Book 1249 at Page 304, Durham County Registry.
- Easements, covenants, restrictions and reservations recorded in Book 946 at Page 737, Durham County Registry.

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

PARRISH-MAIN INVESTMENTS, LLC

By: [Signature]
Richard F. Prentis, Jr., Manager

STATE OF NORTH CAROLINA - COUNTY OF DURHAM

I, Hillary H Dillard, a Notary Public of Person County, North Carolina, do hereby certify that Richard F. Prentis, Jr., Manager of Parrish-Main Investments, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 11th day of December, 2015.

My Commission Expires: 03/02/2019

[Signature]
Notary Public

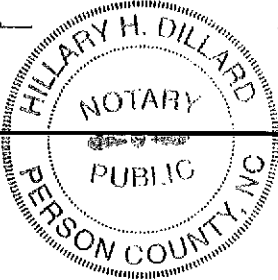


EXHIBIT "A"

Tract 1:

BEGINNING at a point in the Southern property line of Parrish Street, being all of Lot 1, Block CC, Project NC R-26 of the Redevelopment Commission of the City of Durham, which is recorded in the Office of the Register of Deeds in Plat Book 88, Page 48, to which plat reference is hereby made for a more particular description of same.

Tract 2:

BEGINNING at the northwest corner of Lot 1, Block CC, Plat Book 88, Page 44, Durham County Registry and running thence North 33° 50' 30" East a distance of 0.24 feet to a point, thence South 55° 47' 45" East a distance of 42 feet to a point, thence South 33° 58' 30" West a distance of 0.18 feet to a point at the Northeast Corner of said Lot 1, Block CC and thence North 55° 52' 40" West a distance of 42 feet to the point and place of BEGINNING and consisting of a parcel of land on the Southern edge of the sidewalk of 8.82 square feet, more or less.

Tract 3:

BEGINNING at an iron pin on the eastern property line of a tract of land owned by the Redevelopment Commission, said pin also being the old northeast corner of Nancy C. McLennan and the southwest corner of Cullen C. Zemmerman and being located South 33° 14' 15" West along the Redevelopment Commission and Cullen Zemmerman property line, a distance of 67.91 feet from a point on the southern property line of Parrish Street, and point being 122.00 feet west of the western property line of Church Street; and running South 59° 02' 46" East along a southern property line of Cullen C. Zemmerman a distance of 30.00 feet to a point on a Cullen Zemmerman corner; thence South 31° 58' 55" West along a Cullen Zemmerman western property line a distance of 26.40 feet to a point at the new northeast corner of Nancy C. McLennan; thence North 55° 05' 44" West along the new northern property line of Nancy C. McLennan a distance of 30.57 feet to an iron pin on the western line of Nancy C. McLennan, said pin also being the northeast corner of Lulie S. Lea and the southeast corner of the Redevelopment Commission property; thence North 33° 14' 15" East along the eastern property line of said Redevelopment Commission a distance of 24.30 feet to a iron pin, said pin being the place and point of BEGINNING of the above described 767.33 square foot tract.

FOR FURTHER DESCRIPTION, see map showing Property Required for Alley Extension, prepared by the Department of Transportation and Utilities, City of Durham, North Carolina said map dated January 14, 1974 and recorded in the Office of the Register of Deeds of Durham County in Plat Book 83, Page 54.

Tract 4:

BEING Lot Nos. 1, 2 and 3 as shown on Plat of Property of CBP Enterprises, recorded in Plat Book 95, Page 97, to which plat reference is hereby expressly made for a more particular description of same.

There is expressly excepted from the above property, that parcel of land conveyed from Nancy Clark McLennan, Trustee for Betty Allen Clark to the City of Durham dated December 9, 1974 and recorded in Deed Book 421, Page 756, to which deed reference is hereby expressly made for a more particular description of same.

Tract 5:

BEING Lot Nos. 1 and 2 as shown on plat of Property of M.C. Herndon Heirs, dated December 1946 by Hunter Jones, C.E., and recorded in Plat Book 19, Page 186, to which plat reference is hereby expressly made for a more particular description of same.

EXHIBIT "A"

Tract 1:

BEGINNING at a point in the Southern property line of Parrish Street, being all of Lot 1, Block CC, Project NC R-26 of the Redevelopment Commission of the City of Durham, which is recorded in the Office of the Register of Deeds in Plat Book 88, Page 48, to which plat reference is hereby made for a more particular description of same.

Tract 2:

BEGINNING at the northwest corner of Lot 1, Block CC, Plat Book 88, Page 44, Durham County Registry and running thence North 33° 50' 30" East a distance of 0.24 feet to a point, thence South 55° 47' 45" East a distance of 42 feet to a point, thence South 33° 58' 30" West a distance of 0.18 feet to a point at the Northeast Corner of said Lot 1, Block CC and thence North 55° 52' 40" West a distance of 42 feet to the point and place of BEGINNING and consisting of a parcel of land on the Southern edge of the sidewalk of 8.82 square feet, more or less.

Tract 3:

BEGINNING at an iron pin on the eastern property line of a tract of land owned by the Redevelopment Commission, said pin also being the old northeast corner of Nancy C. McLennan and the southwest corner of Cullen C. Zemmerman and being located South 33° 14' 15" West along the Redevelopment Commission and Cullen Zemmerman property line, a distance of 67.91 feet from a point on the southern property line of Parrish Street, and point being 122.00 feet west of the western property line of Church Street; and running South 59° 02' 46" East along a southern property line of Cullen C. Zemmerman a distance of 30.00 feet to a point on a Cullen Zemmerman corner; thence South 31° 58' 55" West along a Cullen Zemmerman western property line a distance of 26.40 feet to a point at the new northeast corner of Nancy C. McLennan; thence North 55° 05' 44" West along the new northern property line of Nancy C. McLennan a distance of 30.57 feet to an iron pin on the western line of Nancy C. McLennan, said pin also being the northeast corner of Lulie S. Lea and the southeast corner of the Redevelopment Commission property; thence North 33° 14' 15" East along the eastern property line of said Redevelopment Commission a distance of 24.30 feet to a iron pin, said pin being the place and point of BEGINNING of the above described 767.33 square foot tract.

FOR FURTHER DESCRIPTION, see map showing Property Required for Alley Extension, prepared by the Department of Transportation and Utilities, City of Durham, North Carolina said map dated January 14, 1974 and recorded in the Office of the Register of Deeds of Durham County in Plat Book 83, Page 54.

Tract 4:

BEING Lot Nos. 1, 2 and 3 as shown on Plat of Property of CBP Enterprises, recorded in Plat Book 95, Page 97, to which plat reference is hereby expressly made for a more particular description of same.

There is expressly excepted from the above property, that parcel of land conveyed from Nancy Clark McLennan, Trustee for Betty Allen Clark to the City of Durham dated December 9, 1974 and recorded in Deed Book 421, Page 756, to which deed reference is hereby expressly made for a more particular description of same.

Tract 5:

BEING Lot Nos. 1 and 2 as shown on plat of Property of M.C. Herndon Heirs, dated December 1946 by Hunter Jones, C.E., and recorded in Plat Book 19, Page 186, to which plat reference is hereby expressly made for a more particular description of same.