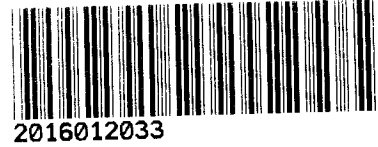


FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 APR 21 01:53:18 PM
 BK: 7913 PG: 996-999
 DEED
 FEE: \$26.00
 EXCISE TAX: \$6,340.00
 INSTRUMENT # 2016012033
 SMMARSH



2016012033

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,340.00

Parcel Identifier No. 215085, 152975, 152978 and 152979

Mail/Box to: Grantee

This instrument was prepared by: Stephen E. Klee, SMITH MOORE LEATHERWOOD LLP

Brief description for the Index:

THIS DEED made this 24th day of April, 2016, by and between

GRANTOR

JAAM Two LLC
 a North Carolina limited liability company

Address: 3400 Edgefield Court, Greensboro, NC 27409

GRANTEE

Station 54, LLC
 a North Carolina limited liability company

Address: 440 West Market Street, Greensboro, NC 27401

Enter in appropriate block for each party: name, 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 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 Triangle Township, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.The property described herein **does not** include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7723, page 798.

A map showing the above described property is recorded in 192, Page 181.

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:

Restrictions, easements and rights of way of record, if any, and to ad valorem taxes for the current year.

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

JAAM TWO LLC

BY: Alvin M. Bodford
Name: Alvin M. Bodford
Title: Manager

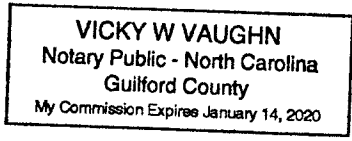
STATE OF North Carolina
Guilford COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Alvin M. Bodford

Today's Date: 2-3, 2016

Vicky W. Vaughn
[Notary's signature as name appears on seal]

Vicky W. Vaughn
[Notary's printed name as name appears on seal]



My commission expires: Jan. 14, 2020

[Affix Notary Seal in Space Above]

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE: (Durham County tax parcel #215085)

BEGINNING at an existing iron pipe, said point having North Carolina NAD 83 State Plane Coordinates N=783.979.25' and E=2,026,148.88', thence with the line of Mullens, N. 20° 11' 14" E for a distance of 922.45 feet to an existing iron pipe; thence with AMFP Waterford Village, LLC, N. 89° 10' 54" E. for a distance of 409.77 feet to an existing iron pipe; thence continuing with AMFP Waterford Village, LLC, S. 01° 09' 29" E. for a distance of 729.65 feet to an existing iron pipe; thence continuing with AMFP Waterford Village, LLC, S. 18° 35' 33" W. for a distance of 88.01 feet to an existing iron pipe; thence with the line of Sung He Kim & Chong Yang, N. 69° 47' 25" W. for a distance of 154.97 feet to an existing iron pipe; thence with the line of C&W Durham Investments, LLC, N. 69° 47' 25" W. for a distance of 475.59 feet to an existing iron pipe; thence continuing with C&W Durham Investments, LLC, S. 20° 11' 14" W. for a distance of 302.02 feet to an existing iron pipe; thence with northerly right of way of NC Highway 54, N. 69° 47' 25" W. for a distance of 20.00 feet to an existing iron pipe, said point being the point and place of BEGINNING, and containing 8.843 acres, as shown on survey prepared by W. Robert Murphy, PLS.

AND BEING the same property described as follows:

BEING ALL OF LOT NUMBER THREE (3) containing 8.843 acres, as shown on plat entitled "Final Plat, Prepared For Si Young Park, Raleigh Korean SDA Church" dated May, 2013, and recorded in Plat Book 192, Page 181, Durham County Registry.

PARCELS TWO AND THREE: (Durham County tax parcel #152978 and 152979)

BEGINNING at an existing iron pipe, said point having North Carolina NAD 83 State Plane Coordinates N =784834.09' and E=2,025,851.32', thence with the line of AMFP Waterford Village, LLC, N. 88° 55' 46" E. for a distance of 508.61 feet to an existing iron pipe; thence continuing with AMFP Waterford Village, LLC, N. 89° 14' 02" E. for a distance of 107.37 feet to an existing iron pipe; thence with the line of C&W Investments, LLC, S. 20° 11' 14" W. for a distance of 950.19 feet to an iron pipe set; thence with the northerly right of way of NC Highway 54, N. 69° 53' 47" W. for a distance of 100 feet to an existing iron pipe; thence continuing with the northerly right of way of NC Highway 54, N. 69° 48' 06" W. for a distance of 197.57 feet to an iron pipe set; thence continuing with the northerly right of way of NC Highway 54, N. 00° 38' 07" West for a distance of 16.06 feet to an existing iron pipe; thence with the line of Mayday Associates, N. 00° 38' 14" W. 762.28 feet to an existing iron pipe, said point and place of BEGINNING, containing 8.752 acres more or less, as shown on survey prepared by W. Robert Murphy, PLS.

PARCEL FOUR: (Durham County tax parcel #152975)

BEGINNING at an existing iron pipe, said point having North Carolina NAD 83 State Plane Coordinates N= 784937.74 and E= 2025569.94' thence with the line of Maddry, S. 69° 46' 40" E. for a distance of 299.86 feet to an existing iron pipe; thence with the line of Mullen, S. 00° 38' 14" W. for a distance of 762.28 feet to an existing iron pipe set; thence with the northerly right of way of NC Highway 54, N. 69° 51' 02" W. for a distance of 170.33 feet to a nail set; thence with the line of Landmark Investment Properties, LLC along a curve turning to the left through 25° 21' 19", having a radius of 104.16 feet, and a chord bearing and distance of N. 09° 21' 31" W. for a distance of 45.72 feet to an iron pipe set; thence continuing with the line of Landmark Investment Properties, LLC, along a curve turning to the right through an angle of 13° 17' 31", having a radius of 150 feet, and a chord bearing and distance of N. 07° 50' 56" W. for a distance of 34.72 feet to an iron pipe set; thence continuing with the line of Landmark Investment Properties, LLC, N. 01° 15' 59" E. for a distance of 220.93 feet to an existing iron pipe; thence continuing with the line of Landmark Investment Properties, LLC, N. 69° 52' 15" W. for a distance of 124.89 feet to an existing iron pipe; thence with the line of Maddry, N. 00° 39' 58" W. a distance of 463.88 feet to an existing iron pipe, said point being the point and place of BEGINNING, and containing 4.122 acres, more or less, as shown on survey prepared by W. Robert Murphy, PLS