

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2016 APR 21 01:53:19 PM  
BK:7913 PG:1000-1002  
DEED  
FEE:\$26.00  
INSTRUMENT # 2016012034



**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: NTC

Parcel Identifier No. 215085, 152978, 152979 and 152975

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 21<sup>st</sup> day of April, 2016, by and between

GRANTOR	GRANTEE
<p align="center"><b>JAAM Two LLC</b> A North Carolina limited liability company</p> <p>Address: 3400 Edgefield Court, Greensboro, NC 27409</p>	<p align="center"><b>Station 54, LLC</b> A North Carolina limited liability company</p> <p>Address: 440 West Market Street, Greensboro NC 27401</p>

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 Book7723, page 798.

A map showing the above described property is recorded in Plat Book 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

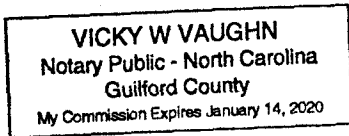
STATE OF North Carolina COUNTY OF Guilford

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"

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, South 69° 46' 40" East 299.86 feet to a point; thence with the line of AMFP Waterford Village, LLC, North 88° 55' 46" East 508.61 feet to an existing iron pipe; thence continuing with AMFP Waterford Village, LLC, North 89° 14' 02" East 107.37 feet to an existing iron pipe; thence continuing with AMFP Waterford Village, LLC, North 89° 10' 54" East 409.77 feet to an existing iron pipe; thence continuing with AMFP Waterford Village, LLC, South 01° 09' 29" East 729.65 feet to an existing iron pipe; thence continuing with AMFP Waterford Village, LLC, South 18° 35' 33" West 88.01 feet to an existing iron pipe; thence with the line of Sung Hee Kim & Chong Yang, North 69° 47' 25" West 154.97 feet to an existing iron pipe; thence with the line of C&W Durham Investments, LLC, North 69° 47' 25" West 475.59 feet to an existing iron pipe; thence continuing with C&W Durham Investments, LLC, South 20° 11' 14" West 302.02 feet to an existing iron pipe; thence with the northerly right of way of NC Highway 54, North 69° 47' 25" West 20 feet to an existing iron pipe; thence continuing with the northerly right of way of NC Highway 54, South 20° 11' 14" West 27.74 feet an iron pipe set; thence continuing with the northerly right of way of NC Highway 54, North 69° 53' 47" West 100 feet to an existing iron pipe; thence continuing with the northerly right of way of NC Highway 54, North 69° 48' 06" West 197.57 feet to an iron pipe set; thence continuing with the northerly right of way of NC Highway 54, North 00° 38' 07" West 16.06 feet to an existing iron pipe; thence continuing with the northerly right of way of NC Highway 54, North 69° 51' 02" West 170.33 feet to a nail set; thence with the line of Landmark Investment Properties, LLC, along a curve to the left through an angle of 25 ° 21' 19", having a radius of 104.16 feet and a chord bearing and distance of North 09° 21' 31" West 45.72 feet; thence continuing with the line of Landmark Investment Properties LLC, along a curve to the right through an angle of 13° 17' 31", having a radius of 150 feet and a chord bearing and distance of North 07° 50' 56" West 34.72 feet to a point; thence continuing with the line of Landmark Investment Properties LLC, North 01° 15' 59" East 220.93 feet to an existing iron pipe; thence continuing with the line of Landmark Investment Properties LLC, North 69° 52' 15" West 124.89 feet to an existing iron pipe; thence with the line of Maddry, North 00° 39' 58" West 463.88 feet to an existing iron pipe, said point being the POINT AND PLACE OF BEGINNING, and containing 945,992 square feet or 21.717 acres, more or less, being the same property as shown on plat entitled "Exempt Combination Plat Prepared For JAAM TWO LLC" dated December, 2015 prepared by Robert Murphy, PLLC, Professional Land Surveyor and recorded in Plat Book 195, Page 338, Durham County Registry.