

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2019 Jan 02 03:47 PM NC Rev Stamp: \$ 2104.00  
 Book: 8573 Page: 678 Fee: \$ 26.00  
 Instrument Number: 2019000085  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,104.00

Parcel Identifier Nos.: 0822-11-75-0319

Mail after recording to: Nelson Mullins LLP, One Wells Fargo, 301 South College Street, Suite 2300, Charlotte, North Carolina 28202; Attention: James M. Tucker, Esq.

This instrument was prepared by: Nelson Mullins LLP, James M. Tucker, Esq., One Wells Fargo, 301 South College Street, Suite 2300, Charlotte, North Carolina 28202

Brief description for the Index:

1515 North Gregson Street  
 Durham, North Carolina 27701

THIS DEED made effective as of the 2<sup>nd</sup> day of January, 2019 by and between:

GRANTOR	GRANTEE
ALLISTER M. WALDROP (a/k/a Allister M. Waldrop, Jr.) and wife, RUTH R. WALDROP	NW NORTHGATE II LLC c/o Northwood Investors LLC 1819 Wazee Street Denver, Colorado 80202

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 Durham County, North Carolina and more particularly described as follows:

See "**Exhibit A**" attached hereto and incorporated herein by this reference.

Submitted electronically by "The Pryzwansky Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Durham County Register of Deeds.

No portion of the property herein conveyed includes the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges, estates, interests 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:

See "Exhibit B" attached hereto and incorporated herein by this reference.

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

GRANTOR:

Allister M. Waldrop Jr.  
ALLISTER M. WALDROP, JR.

Ruth R. Waldrop  
RUTH R. WALDROP

STATE OF Texas

COUNTY OF Harris

**Allister M. Waldrop Jr and Ruth R. Waldrop**

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

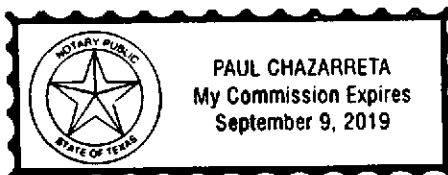
self

Date: December 28, 2018

[Signature]  
Notary Public  
Printed/Typed Name: Paul Chazarreta

My Commission Expires: September 9, 2019

[Notary Seal]



**Exhibit A****[REAL ESTATE LEGAL DESCRIPTION]**

BEGINNING at a point having North Carolina Grid Coordinates of N=825,223.55 and E=2,026,993.55, said Beginning Point being located North 15-42-20 West 274.26 feet from the City of Durham concrete monument #383 having North Carolina Grid Coordinates of N=824,959.56 and E=2,027,067.73; and running thence from said Beginning Point North 88-06-58 West 134.54 feet to a point; thence North 01-51-25 East 158.09 feet to a point; thence in an easterly direction with the arc of a circular curve to the left having a radius of 6.50 feet (and a chord course and distance of South 82-55-33 East 10.72 feet) an arc distance of 12.60 feet to a point; thence North 41-53-18 East 37.66 feet to a point; thence in a northeasterly direction with the arc of a circular curve to the right having a radius of 22 feet (and a chord course and distance of North 66-44-05 East 18.49 feet) an arc distance of 19.08 feet to a point; thence South 88-25-07 East 44.16 feet to a point; thence in a southeasterly direction with the arc of a circular curve to the right having a radius of 40.00 feet (and a chord course and distance of South 43-00-43 East 56.97 feet) an arc distance of 63.40 feet to a point; thence South 02-23-41 West 153.71 feet to the point or place of Beginning; being shown as "Bank of America Lease Parcel" as shown on a survey entitled "Property of Northgate Associates" by Ballentine Associates, P.A., dated October 25, 2000 and last revised March 5, 2001.

**Exhibit B**

[LIST OF PERMITTED EXCEPTIONS]

1. Taxes or assessments for the year 2019, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 83, page 3; and Plat Book 118, page 79; and Plat Book 130, page 154.
3. Easement(s) to Duke Power Company recorded in Book 273, page 295; and Book 1713, page 271.
4. Operating Agreement recorded in Book 396, page 805; as amended by Amendment to Development and Operating Agreement recorded in Book 1191, page 677; as amended by Third Amendment to Operating Agreement recorded in Book 1932, page 402; as amended by Fourth Amendment to Operating Agreement recorded in Book 2990, page 593; and as further amended by Fifth Amendment to Operating Agreement recorded in Book 2992, page 826.
5. Declaration of Rights and Privileges of the City of Durham in Certain Sanitary Sewer Easements recorded in Book 1510, page 958.
6. Declaration of Easements recorded in Book 1932, page 652.
7. Construction, Operation and Reciprocal Easement Agreement recorded in Book 1932, page 447; and as amended by Amendment to Construction, Operation and Reciprocal Easement Agreement recorded in Book 4820, page 176.
8. Lease by and between Allister M. Waldrop, Jr. and Ruth R. Waldrop ("Landlord") and Bank of America, National Association ("Tenant"), a memorandum of which is recorded in Book 7350, page 406.