

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2016 JAN 14 04:27:37 PM
 BK:7857 PG:215-218
 DEED
 FEE:\$26.00
 EXCISE TAX: \$700.00
 INSTRUMENT # 2016001266
 SMMARSH



2016001266

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$700.00

Parcel Identifier No. 160451 Verified by Durham County on the _____ day of _____, 2015

By: _____

Mail/Box to: Alpine Roofing, Inc., 1525 E. Club Boulevard, Durham, North Carolina, 27704

This instrument was prepared by: Felice Rose, Esq., Schiff Hardin LLP, 233 S. Wacker Dr. Suite 6600, Chicago, Illinois with assistance from William G. Harriss, Harris & Marion, PLLC, 3326 Durham Chapel Boulevard, Suite 210-C, P.O. Box 51009, Durham, North Carolina 27717-1009

Brief description for the Index: Property located on the north side of East Club Blvd. and BEING all of the 2.30 acre tract designated as the Property of Biggers Bros., as shown on a survey by John C. Atkins, RLS, dated June, 1984 and recorded in Plat Book 105 at Page 194, Durham County Registry.

THIS DEED made this 14th day of January, 2016 by and between

GRANTOR	GRANTEE
US Foods, Inc., a Delaware corporation, (formerly U.S. Foodservice, Inc., formerly JP Foodservice Distributors, Inc., successor by merger to Biggers Brothers, Inc.) 9399 W. Higgins Road, Suite 500 Rosemont, IL 60018	Alpine Roofing, Inc., a North Carolina corporation 1525 E. Club Boulevard Durham, NC 27704

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 the 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:

BEGINNING at a control corner in the north line of East Club Boulevard, said control corner being located 460.84 feet in an easterly direction from the point of intersection of the east line of Dearborn Drive and the north line of East Club Boulevard (if extended) and running thence North 01° 12' 19" East 375.0 feet to a control corner; thence North 78° 29' 50" East 275.0 feet to an iron stake; thence South 01° 12' 41" West 375.0 feet to an iron stake in the north line of East Club Boulevard; thence along and with the north line of East Club Boulevard in a westerly direction along the arc of a counter-clockwise curve to the left having a radius of 1723.57 feet and a distance of 98.98 feet to a point; thence continuing with the north line of East Club Boulevard South 77° 54' 12" West 176.02 feet to the point and place of beginning and being a 2.30 acre tract designated as the property of Biggers Bros. as shown on a survey by John C. Atkins, R.L.S., dated June, 1984.

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: See Exhibit A attached hereto and made a part hereof.

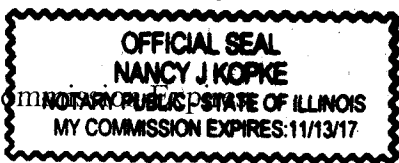
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

US FOODS, INC.,
a Delaware corporation

By: *Alexander D. Raine* (SEAL)
Name: Alexander D. Raine
Title: Vice President, Corporate Real Estate

State of Illinois – County of Cook

I, Nancy J. Kopke Notary Public of Cook County, State of Illinois, do hereby certify that Alexander D. Raine, the Vice President, Corporate Real Estate of US Foods, Inc., personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11th day of January, 2016.



My Comm

Sign: *Nancy J. Kopke*
Print: NANCY J. Kopke, Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds _____ County
By: _____, Deputy/Assistant – Register of Deeds

EXHIBIT A

PERMITTED EXCEPTIONS

1. The lien of all taxes for the year 2014 and thereafter.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
3. Amount of acreage contained in the land.

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