

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Apr 17 03:46 PM NC Rev Stamp: \$ 1358.00
Book: 8403 Page: 783 Fee: \$ 26.00
Instrument Number: 2018012523
DEED

Prepared by and after
recordation return to:

Elizabeth J. Zook, Esq.
Carruthers & Roth, P.A.
P.O. Box 540
Greensboro, NC 27402
(as counsel to Grantee only)

Excise Tax: \$1,358.00

Tax Parcel Identification No: 108488

NORTH CAROLINA

GENERAL WARRANTY DEED

DURHAM COUNTY

THIS GENERAL WARRANTY DEED made as of the 17th day of April, 2018, by and between 1806 CHAPEL HILL ROAD LLC, a North Carolina limited liability company ("Grantor"), whose address is 1000 East Cesar Chavez St., Austin, Texas 78702, and Z3 INVESTMENT LLC, a North Carolina limited liability company ("Grantee"), whose address is 323 Mullet Court, Foster City, CA 94404, Attn: Jianjun Zhang. 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.

The Property (as defined below) is not the personal residence of Grantor.

WITNESSETH:

Submitted electronically by "Carruthers & Roth, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Durham, Durham County, North Carolina as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property was acquired by Grantor by instrument recorded in Book 7738, Page 855, Durham County Registry.

A map showing the Property is recorded in Plat Book 17, Page 93, Durham County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee that Grantor has done nothing to impair the title to the Property as Grantor received and that Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:

All easements, restrictions and rights of way, of record, and the lien for ad valorem taxes for the current and subsequent years.

[Signature and notary acknowledgment on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of the day and year first above written.

1806 CHAPEL HILL ROAD LLC,
a North Carolina limited liability company

By: ARE Ventures LLC, its Manager

By: Colin Brothers
Colin Brothers, Manager
~~_____~~

TRAVIS County, State of TEXAS

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: Colin Brothers.

Date: March, 9, 2018

Jamie Smith
Print Name: Jamie Smith
Notary Public
My Commission expires: 10/25/20

(Official Seal)

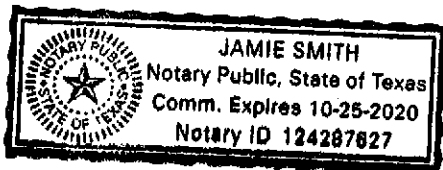


EXHIBIT A

Property

All those certain pieces, parcels, or tracts of land lying and being in the City of Durham, Durham County, North Carolina, and being more particularly described as follows:

BEING all of Lots 2 and 3 as shown on that plat entitled "Property of A. A. Murdock" recorded in Plat Book 17, Page 93, Durham County Registry. See also Plat Book 101, Page 20, Durham County Registry.