

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Mar 21 08:37 AM NC Rev Stamp: \$ 14250.00
Book: 8145 Page: 654 Fee: \$ 26.00
Instrument Number: 2017009026
DEED

FIRST AMERICAN TITLE INSURANCE COMPANY

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax ~~\$7,125,000~~ 14,250.00 PARCEL ID: 113770
Instrument Prepared by: Cherish Hollowed, Esq., 1900 Avenue of the Stars, #2100, Los Angeles, CA 90067
Return to: Grantee

THIS DEED is made this 20th day of March, 2017, by and between:

GRANTOR: LINDLEY AVENUE PROPERTIES, LLC
Address: c/o Starpoint Properties
450 N. Roxbury Drive, Suite 1050
Beverly Hills, CA 90210

GRANTEE: THE SILVEIRA FAMILY COMPANY, LLC
Address: c/o Frank Silveira, Manager
9261 Royal Palm Blvd.
Garden Grove, CA 92841

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 land, lying and being in Durham County, North Carolina, and being more particularly described as follows (and hereinafter being referred to as the "Property"):

See Exhibit A which is attached hereto and incorporated herein by reference.

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

AND THE GRANTOR covenants with the Grantee that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all

806134

17233-00332/2766545.2

submitted electronically by "First American Title NCS- Los Angeles"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.