


FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 MAY 14 03:04:59 PM
 BK:7701 PG:408-413
 DEED
 FEE: \$26.00
 EXCISE TAX: \$13,451.00
 INSTRUMENT # 2015014518
 SCEARNEL



2015014518

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$13,451.00

Tax Lot No. _____ Parcel Identifier No. 126420

Verified by Durham County on the _____ day of _____ 2015
 by _____

Mail after recording to: Andrews Kurth LLP
 600 Travis, Suite 4200
 Houston, Texas 77002
 Attention: T. Kennedy

This instrument was prepared by: Haynes and Boone, LLP
 30 Rockefeller Plaza, 26th Floor
 New York, New York 10112
 Attention: Carolyn Sullivan, Esq.

Brief Description for the Index 1915 North Pointe Drive, Durham, North Carolina

THIS DEED made this 8th day of May, 2015 (the "Effective Date"), by and between

GRANTOR

FMW RRI I LLC, a Delaware limited liability company

 c/o Five Mile Capital Partners LLC
 Three Stamford Plaza
 Stamford, Connecticut 06901

GRANTEE

BW RRI I LLC, a Delaware limited liability company

 5847 San Felipe
 Suite 4650
 Houston, Texas 77057

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6835, Page 535.

The Property includes (A) all buildings, structures and other improvements located on or affixed to the land described in the attached Exhibit A (the "Land") and all fixtures on the Land which constitute real property, and (B) with respect to such Property, all of Grantor's right, title and interest, if any, in and to all appurtenant easements and any other rights and interests appurtenant thereto, including, without limitation, (i) easements and rights of way, (ii) rights in and to land underlying adjacent highways, streets and other public rights of way and rights of access thereto, (iii) rights in and to strips and gores of land within or adjoining any such tract or parcel, (iv) air rights, excess floor area rights and other transferable development rights belonging to or useable with respect to the Land, (v) rights to utility connections and hook ups, (vi) water rights, (vii) riparian rights, (viii) minerals, oils, gas and other hydrocarbon substances on and under the Land and all development and water rights relating to the Land and (ix) all right, title and interest of Grantor in and to any unpaid award or payment which may hereafter be payable in respect of any taking by condemnation that occurs after the Effective Date and all right, title and interest of Grantor in and to any unpaid award for damage to the Land that occurs after the Effective Date, however expressly excluding Grantor's right title and interest in and to any unpaid award or payment which may now or hereafter be payable.

All or a portion of the property herein conveyed does not include the primary residence of Grantor.

A map showing the above-described property is recorded in Map Book 111, Page 54.

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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

The lien of ad valorem real property taxes and assessments for the current year and for subsequent years; all easements, covenants, conditions, restrictions, and other agreements of record against the property conveyed hereby; all matters which would be disclosed by a recent and accurate survey of the property conveyed hereby; zoning, land use and building laws, regulations and ordinances (including, without limitation, any violations thereof)

[SIGNATURE FOLLOWS]

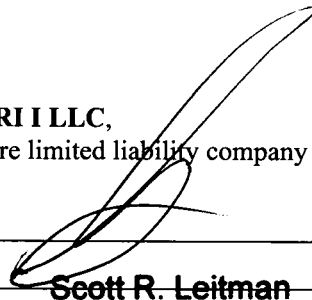
IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its company name by its duly authorized officer, the day and year first above written.

FMW RRI I LLC,
a Delaware limited liability company

By: _____

Name: **Scott R. Leitman**

Title: **Vice President**



STATE OF NEW YORK)

COUNTY OF NEW YORK)

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: Scott R. Leitman.

Date: May 1, 2015

[Official Seal]

Lauren P. Schmauch

Notary Public

Print Name: _____

My commission expires: _____

LAUREN P. SCHMAUCH
NOTARY PUBLIC, State of New York
No. 01SC5031836

Qualified in Queens County
Commission Expires 8/15/2018

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 FOR _____ COUNTY

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

LEGAL DESCRIPTION

Durham, North Carolina

EXHIBIT A

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pin at the southwest corner of the property of Frank H. Kenan as shown in Deed Book 302, Page 126, in the north line of the right-of-way of the Guess Service Road (State Route 1492) and running thence along and with said northern right-of-way line in a northwesterly direction along a clockwise arc, the radius of which is 1,013.67 feet, a distance of 182.96 feet to an iron stake; thence continuing with said northern right-of-way line North $67^{\circ}02'02''$ West 73.76 feet to an iron stake; thence with a new line of Kenan Properties, Inc. North $02^{\circ}55'16''$ East 434.86 feet to an iron stake; thence South $88^{\circ}45'00''$ East 246 feet to an iron stake at the northwest corner of the property of Frank H. Kenan; thence with his line South $02^{\circ}55'16''$ West 514.14 feet to an iron stake, the point of **BEGINNING**, containing 2.704 acres, more or less, and being a portion of that property described on a boundary survey entitled Subdivision of Property for Kenan Properties, Inc. by Triangle Surveyors, Inc. dated May 19, 1986, and recorded in Plat Book 111, Page 54, Durham County Registry, to which plat reference is hereby made for a more particular description.

TOGETHER WITH the following storm drainage easement:

BEGINNING at a point on the north side of Guess Service Road (State Road 1492), said point being located North $02^{\circ}55'16''$ East 190.93 feet from the southwest corner of the property of Frank H. Kenan as shown in Deed Book 302, Page 126. Proceeding from said beginning point along the center of a 42 inch reinforced concrete pipeline the following courses; South $58^{\circ}19'19''$ East 273.43 feet to the center of a drop inlet; thence continuing along the center of said 42 inch pipeline South $61^{\circ}20'10''$ East 263.07 feet to the northern right of way line of Guess Service Road (State Road 1492) and being that 10 feet drainage easement described on a map entitled Survey of Drainage Easement for Red Roof Inn, Inc. by Triangle Surveyors, Inc. dated June 11, 1986.

TOGETHER WITH the following slope easement:

15-foot slope easement created by the filing of the Subdivision Plat in Plat Book 111, Page 54, Durham County Registry which easement is set forth in the General Warranty Deed recorded in Book 1299, Page 92, Durham County Registry.

SAVE AND EXCEPT that portion of the property conveyed to the Department of Transportation as recorded in Book 4801, Page 618 and Book 2738, Page 309, Durham County Registry.