

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 SEP 30 01:50:25 PM
BK:7797 PG:7-11
DEED
FEE: \$26.00
EXCISE TAX: \$9,096.00
INSTRUMENT # 2015032812
SCEARNEL



SPECIAL WARRANTY DEED

Parcel: 119619

Revenue Stamps: \$9,096.00

If checked, the property includes the primary residence of at least one of the parties depicted as party of the first part. (N.C. Gen. Stat. § 105-317.2)

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

Send Tax Notice To: National Retail Properties, LP, Attn: Ms. Ingrid Irvin, 450 S. Orange Avenue, Suite 900, Orlando, Florida 32801

KNOW ALL MEN BY THESE PRESENTS:

THAT **PATRIOT EQUITY PARTNERS LLC**, a California limited liability company whose mailing address is 2700 Pacific Coast Highway, 2nd Floor, Torrance, California, 90505, hereinafter referred to as "**Grantor**," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as "**Grantee**," has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Durham County, North Carolina, and being the same real property described by deed recorded in Book 2497, Page 843 in the Office of the Register of Deeds of Durham County, more particularly described on **Exhibit "A"** attached hereto;

Prepared by:
Tim R. Miedona, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
450 S. Orange Avenue, Suite 200
Orlando, Florida 32801

Please Return To: First American Title
601 Travis, Suite 1875
Houston, TX 77002
Attn: April Riese
NCS No. 745015-A

TOGETHER WITH all of the improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, mineral rights, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "Property");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on Exhibit "B" attached hereto and made a part hereof by this reference for all purposes but not any other title matters;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on Exhibit "B" hereto.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

EXECUTED as of this 30th day of September, 2015.

Signed, sealed and delivered
in the presence of:

PATRIOT EQUITY PARTNERS LLC,
a California limited liability company

Name: [Signature]
Print Name: Matthew Ikemuro

By: [Signature]
Name: Robert M. Jones
Its: MANAGER

Name: [Signature]
Print Name: Joseph S. Schuchert

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On September 23, 2015, before me, Mary W. Carnes, Notary Public
(insert name and title of officer)

personally appeared Robert M Jones who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Mary W. Carnes (Seal)

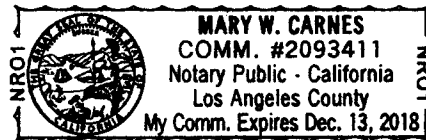


EXHIBIT "A"**LEGAL DESCRIPTION**

Real property in the City of Durham, County of Durham, State of North Carolina, described as follows:

That certain tract of land lying and being in the City of Durham, N.C., adjacent to and on the northern side of Hillsborough Road adjacent to and on the western side of Mountain View Avenue, adjacent to and on the southern side of Quebec Drive (formerly Wortham Street), adjacent to and on the eastern side of LaSalle Street and being more particularly described as follows: BEGINNING at a new iron pin, said iron pin being located S 50° 04' 11" W 52.34 feet from a Parker-Kalon nail in the centerline of the intersection of Quebec Drive (formerly Wortham Street) and Mountain View Avenue and thence along a curve to the right having a radius of 416.66 feet, a chord bearing of S 21° 59' 00" W, a chord length of 85.90 feet for an arc length of 86.05 feet to a new iron pin on the western side of Mountain View Avenue; thence along the western side of Mountain View Avenue S 27° 54' 00" W 109.37 feet to a new iron pin; thence along a curve to the right having a radius of 20.03 feet, a chord bearing of S 72° 59' 17" W, a chord length of 28.37 feet for an arc length of 31.52 feet to a new Iron pin on the northern side of Hillsborough Road; thence along the northern side of Hillsborough Road along a curve to the right having a radius of 4677.12 feet a chord bearing of N 60° 43' 47" W a chord length of 194.95 feet for an arc length of 194.96 feet to a new iron pin, said point being located a plat bearing (Plat Book 35 Page 86) of N 04° 07' 29" W and a distance of 117.15 feet from City of Durham Monument # 392, said Monument having North Carolina Grid Coordinate (NAD 27) of X: = 2,016,88.385'; Y., =825,660.394'; thence along a curve to the right having a radius of 31.97 feet, a chord bearing of N 27° 42' 04" W a chord length of 33.73 feet for an arc length of 35.53 feet to a new iron pin in the eastern side of LaSalle Street; thence along the eastern side of LaSalle Street N 04° 08' 00" E 222.57 feet to a new iron pin; thence along a curve to the right having a radius of 12.58 feet, chord bearing of N 61° 58' 00" E, a chord length of 21.30 feet for an arc length of 25.40 feet to a new iron pin in the southern side of Quebec Drive (formerly Wortham Street) thence along the southern side of Quebec Drive S 60° 12' 00" E 287.25 feet to a new iron pin; thence along a curve to the right having a radius of 26.05 feet, a chord bearing of S 22° 04' 00" E, a chord length of 32.17 feet for an arc length of 34.67 feet to a new iron pin, said pin being the place and point of BEGINNING, and containing 1.544 acres, more or less, and being Lot 33 as shown by Plat Book 35 Page 86, Durham County Registry. This property was acquired by The Galley, Inc. by deed dated December 23, 1985 from Tip Top Fish House, Inc. of record at Book 1251 Page 222, Durham County Registry.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2015 and subsequent years, not yet due and payable.
2. Plat of Bellevue Development recorded in Plat Book 35, Page 86, Durham County Registry, North Carolina.
3. Short Form Lease dated July 22, 1998 and recorded December 16, 1998 in Book 2572, Page 220, Durham County Registry, North Carolina.