

WHEREAS, the Deed of Trust was assigned by MERS to MSCI 2007-IQ13 Chapel Hill Road, LLC, a Delaware limited liability company (the "Second Holder"), by virtue of an Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement, recorded in Book 8200, at Page 346, Durham County Registry; and

WHEREAS, the Deed of Trust was assigned by the Second Holder to MSCI 2007-IQ13 Carter Hill Road, LLC, an Alabama limited liability company (the "Current Holder"), by virtue of an Assignment of Deed of Trust, Assignment of Leases and Rents and Security Agreement, recorded in Book 8467, Page 789, Durham County Registry; and

WHEREAS, the Substitute Trustee was duly appointed Substitute Trustee for the Original Trustee named in the Deed of Trust by instrument recorded in Book 8236, at Page 496, Durham County Registry; and

WHEREAS, default having occurred in the payment of the indebtedness secured by the Deed of Trust, due demand having been made upon the Borrower by the owner and holder of the secured indebtedness, who subsequent to the default made application to the Substitute Trustee to foreclose on the Deed of Trust and sell the Trust Property (as conveyed, defined and described in the Deed of Trust); and

WHEREAS, the Substitute Trustee, in compliance with the terms of the Deed of Trust exposed the Trust Property to public sale to the highest bidder, after due advertisement, on September 5, 2018 at the Durham County Courthouse in Durham, North Carolina, when and where the Current Holder became the highest bidder at the sum of Four Million Eight Hundred Seventy-Five thousand and 00/100 dollars (\$4,875,000); and

WHEREAS, the Substitute Trustee duly reported the sale to the Durham County Clerk of Superior Court as required by law, and thereafter the sale remained open, and whereas the Grantee was the last and highest bidder at the sum of Five Million Two Hundred Fifty Thousand and 00/100 dollars (\$5,250,000.00), and no increased bid has been filed within the time allowed by law; and

NOW, THEREFORE, for and in consideration of the premises and the sum of Five Million Two Hundred Fifty Thousand and 00/100 dollars (\$5,250,000.00), the receipt whereof is hereby acknowledged, the Substitute Trustee, hereby bargains, sells, grants and conveys to the Grantee, and its successors and assigns, all of the Trust Property as conveyed, defined and described in the Deed of Trust, including, but not limited to the following:

- (i) All that certain real property described in Exhibit A attached hereto, together with all improvements thereon as defined and described in the Deed of Trust; and
- (ii) All other components of the Trust Property, all as defined and described in the Deed of Trust.

This foreclosure includes personal property and fixtures as permitted by N.C.G.S. § 25-9-604.

This sale is made subject to all prior liens, current ad valorem taxes or unpaid ad valorem taxes, special assessments, easements, rights of way, deeds of release and any other prior encumbrances or exceptions of record.

TO HAVE TO HOLD the Trust Property to the Grantee, and its successors and assigns, in fee simple forever.

And that the Substitute Trustee, covenants that she is seized of the Trust Property and has the right to convey the same, and that she will warrant and defend the title to the same in so far as it is her duty to do so by virtue of her office as Substitute Trustee and no further.

The Trust Property is being conveyed "AS IS, WHERE IS." Except as expressly set forth above, neither the Substitute Trustee nor the beneficiary of the Deed of Trust being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Substitute Trustee or the beneficiary make any representation or warranty relating to the title, leasehold interests or any physical, environmental, health, or safety conditions existing in, on, at or relating to the Trust Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

IN TESTIMONY WHEREOF, the Substitute Trustee has duly executed the foregoing effective as of the day and year first above written.

Patti D Dobbins (SEAL)
Patti D. Dobbins, Substitute Trustee

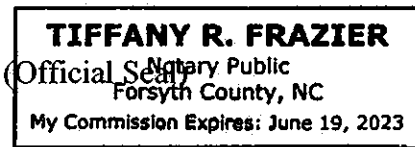
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Patti D. Dobbins, Substitute Trustee.

Date: 10/15/18, 2018

Tiffany Frazier
TIFFANY FRAZIER, Notary Public
(Notary printed or typed name)



My commission expires: 6/19/23

EXHIBIT A**Legal Description****LOT 1**

Beginning at an iron pin on the western right of way of Chapel Hill Road; said point being the southern most point of lot 1, Durham Shopping Center LLC; thence leaving the western right of way of Chapel Hill Road; North 41° 34' 52" West, 139.59 feet to an iron pin on the eastern right of way of Jersey Ave.; thence along the eastern right of way line of Jersey Ave. North 00° 39' 26" West, 636.98 feet to an iron pin, also the southwestern corner of Lot 1A, Plat Book 170, Page 221 Durham County Registry; thence along the southern property line of Lot1A North 89° 26' 28" East, 628.55 feet to an iron pin, also a point on the western property line of Lot 2, now or formerly Durham Shopping Center LLC; thence along the western line of Lot 2 South 10° 01' 49" West, 107.02 feet to an iron pin; thence along the western property line of lot 4A, Durham Shopping Center LLC, South 16° 18' 26" West, 94.10 feet to an iron pin; thence South 06° 00' 15" West, 76.51 feet to an iron pin; thence South 60° 00' 15" West, 151.88 feet to an iron pin; thence South 52° 14' 00" East, 33.02 feet to an iron pin on the northern right of way of Chapel Hill Road; thence along the northern right of way of Chapel Hill Road the following courses and distances: South 37° 46' 00" West, 51.18 feet; thence along a curve to the right having a radius of 1143.50 feet, a delta of 11° 41' 22", an arc of 233.29 feet, and a chord of South 57° 14' 00" West, 232.89 feet; thence South 63° 04' 40" West, 106.83 feet; thence South 61° 15' 20" West, 186.24 feet to the Point of Beginning; containing 8.34 acres more or less, and being all of Lot 1, Durham Shopping Center LLC as recorded in Plat Book 170 at Page 221 of the Durham County Registry to which plat reference is hereby made for a more particular description of same.

LOT 2

Beginning at an iron pin on the western right of way of Chapel Hill Road, said point being the northeastern corner of lot 4A, Durham Shopping Center LLC; thence leaving the western right of way of Chapel Hill Road, along the northern line of lot 4A, North 60° 52' 40" West, 197.11 feet to an iron pin; thence with the back of curb North 39°27' 47" West, 22.35 feet to an iron pin; thence leaving the back of curb along the eastern line of lot 1, Durham Shopping Center, North 10° 01' 49" East, 176.05 ft. To an iron pin, being the southwestern corner of now or formerly Weasy III LLC property; thence along the southern line of the Weasy property, South 60° 22' 45" East, 88.52 feet to an iron pin; thence North 79° 49' 26" East, 60.52 feet to an iron pin; thence South 60° 20' 09" East, 144.13 feet to an iron pin on the western right of way of Chapel Hill Road; thence along the western right of way of Chapel Hill Road South 29° 31' 20" West, 134.66 feet to an iron pin; thence along a curve to the right having a radius of 1143.50 ft., a delta of 03°48' 54", an arc of 76.14 feet and a chord of South 31° 24' 22" West, 76.13 feet to an iron pin; said point being the point and Place of Beginning, containing 1.133 acres, and also being known as lot 2, subdivision of Shoppes at Lakewood, recorded in Plat Book 125, Page 61 of the Durham County Registry, to which plat reference is hereby made for a more particular description of same.

Together with the appurtenant easements set out in Book 1652, page 488 and Book 1652, page 493, Durham County Registry.

ALSO

Together with the reciprocal easements contained in the Declaration of Reciprocal Easements recorded in Book 5281, page 966, Durham County Registry.