

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2016 Aug 11 09:51 AM NC Rev Stamp: \$ 5000.00
Book: 7996 Page: 102 Fee: \$ 26.00
Instrument Number: 2016027171
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5,000.00

Brief Description for Index: 2020 Chapel Hill Rd., Parcel ID: 204766; 1901 Jersey Ave., Parcel ID: 204767; and 1801 Burke St., Parcel ID: 204768.

Instrument prepared by William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579
Return to Grantee

THIS DEED is made this 8th day of August, 2016, by and between:

GRANTOR: **FUND 15-LAKEWOOD, LLC**, a North Carolina limited liability company
19701 Bethel Rd. #202
Cornelius, NC 28301

and

GRANTEE: **RAD DURHAM OWNER I, LLC**, a North Carolina limited liability company
2050 Chapel Hill Road
Durham, NC 27707

(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 real property, lying and being in Durham County, North Carolina (the "Property"): **SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following exceptions: zoning ordinances, and the lien of City-County ad valorem taxes for 2017 and subsequent years, and those exceptions applying to the Property as set forth in Schedule B - Section II of the commitment for title insurance issued by Chicago Title Insurance Company having Commitment Number 16-09048DU.

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

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

Fund 15-Lakewood, LLC (seal)

By: *GS*
Gregory Sterling, Manager

STATE OF California

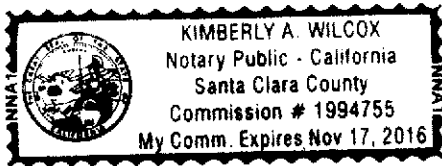
COUNTY OF Santa Clara

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: Gregory Sterling
(name of person signing in blank)

Date: August 8, 2016

Kimberly A. Wilcox
Notary Public

[Official Seal]



Print Name: Kimberly A. Wilcox

My commission expires: 11/17/2016

EXHIBIT A

LEGAL DESCRIPTION

Being all of New Lot 1A, New Lot 1B, and New Lot 1C of the Shoppes of Lakewood, as same are shown on a map thereof recorded in Plat Book 170, Page 221, Durham County Registry.