

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2017 Feb 01 10:16 AM NC Rev Stamp: \$ 21600.00  
 Book: 8117 Page: 839 Fee: \$ 26.00  
 Instrument Number: 2017003449  
 DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$21,600.00

Tax Parcel ID: 183402

Mail/Return to: Grantee  
 Prepared by: F. Timothy Nicholls, Esq., PO Box 18237, Raleigh, NC 27619 (without title examination or opinion)

Brief description for the Index: 2059 Torredge Rd. , Durham , NC 27712

THIS DEED made this 31 day of January, 2017, by and between:

|   |  |
|---|--|
| <p><b>GRANTOR</b></p> <p><b>TREYBURN REALTY, LLC,</b><br/>                 a North Carolina limited liability company</p> <p><b>101 Baines Court</b><br/> <b>Cary, NC 27511</b></p>                                     | <p><b>GRANTEE</b></p> <p><b>2059 LLC,</b><br/>                 a Delaware limited liability company</p> <p><b>c/o Millennium Management, L.L.C.</b><br/> <b>10800 Biscayne Boulevard</b><br/> <b>Suite 600</b><br/> <b>Miami, FL 33161</b></p> |
| <p>The designation of "Grantor" and "Grantee" shall include said parties and their heirs, successor and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by the context.</p> |  |

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, that certain parcel of real property lying and being in the City of Durham, Durham County, North Carolina, and described on EXHIBIT "A", attached hereto and made a part hereof by this reference (hereinafter the "Real Property"), together with all improvements located thereon and all appurtenances thereunto belonging.

TO HAVE AND TO HOLD the Real Property, together with all improvements located thereon and all privileges and appurtenances thereunto belonging, unto Grantee, and Grantee's successors and assigns, in fee simple.

And Grantor covenants to and with Grantee, and Grantee's successors and assigns, 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, other those exceptions specified on EXHIBIT "B", attached hereto and made a part hereof by this reference.

The Real Property is not Grantor's primary residence.

The Real Property was acquired by Grantor by deed recorded in Book 4090, Pages 86-90, Durham County, NC Public Registry.

IN WITNESS WHEREOF, Grantor has duly executed the foregoing as of the day and year first above written.

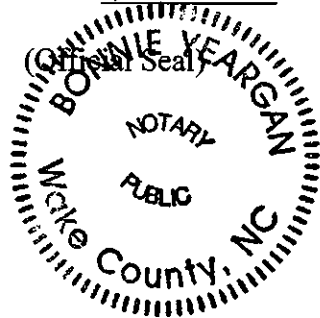
TREYBURN REALTY, LLC,  
a North Carolina limited liability company

By: Harold P. Nunn  
Harold P. Nunn, Manager

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day, and acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Harold P. Nunn, Manager of Treyburn Realty, LLC, a North Carolina limited liability company.

Date: 1-25-17



Bonnie Yeargan  
Notary's Official Signature  
BONNIE YEARGAN  
Notary's Printed/Typed Name, Notary Public  
My commission expires: 11-08-2019

**EXHIBIT A**

That certain parcel of land located in the City of Durham, Durham County, North Carolina, and described as follows:

Commencing in the center of Torredge Road, said center point being the radius point of cul-de-sac, at the East end of Torredge Road, thence North 02 degrees 58 minutes 37 seconds East 80.0 feet to an iron stake in the northern right-of-way of Torredge Road, the point and place of beginning; thence along the curve having an arc distance of 28.30 feet a radius of 25.00 feet a chord distance and bearing North 60 degrees 32 minutes 53 seconds East 26.81 feet to an iron; then along a curve having an arc distance of 465.56 feet a radius of 410.00 feet a chord distance and bearing North 04 degrees 24 minutes 40 seconds West 440.95 feet to an iron stake; thence North 02 degrees 00 minutes 00 seconds East 377.31 feet to an iron stake in the line of Research Properties Associates Limited Partnership said iron stake marking a control corner having N.C. grid coordinates N=855,188.054 and E=2, 040,861.053; thence South 88 degrees 00 minutes 00 seconds East 746.52 feet to an iron stake in the line of lands of the U.S.A., said iron stake marking a control corner having N.C. grid coordinates N=855,162.001 and E=2,041,607.114; thence South 14 degrees 23 minutes 17 seconds West 426.12 feet to an iron stake; thence South 18 degrees 20 minutes 01 seconds West 259.26 feet to an iron stake said stake being the northeast corner of Tract 3; thence North 88 degrees 00 minutes 00 seconds West 432.04 feet to an iron stake; thence along a curve having an arc distance of 196.36 feet a radius of 470.00 feet a chord distance and bearing South 17 degrees 37 minutes 42 seconds West 194.93 feet to an iron stake; thence along a curve having an arc distance of 23.16 feet a radius of 25.00 feet a chord distance and bearing South 03 degrees 03 minutes 34 seconds West 22.34 feet to an iron stake in the northern right of way of Torredge Road; thence along a curve having an arc distance of 88.73 feet a radius of 80.00 feet a chord distance and bearing North 55 degrees 15 minutes 02 seconds West 84.25 feet to the point and place of beginning, containing 10.06 acres and being all of Tract 2 as shown on Plat Book 126, Page 171, Durham County Register of Deeds, as shown on survey by Larry W. Poole, Registered Land Surveyor, L-1481, dated November 4, 1992, and revised January 12, 1993.

**ALSO INCLUDED AND CONVEYED HEREIN WITHOUT WARRANTIES IS THE FOLLOWING:**

That certain parcel of land located in the City of Durham, Durham County, North Carolina, and described as follows:

Commencing in the center of Torredge Road, said center point being the radius point of cul-de-sac, at the East end of Torredge Road, thence North 02 degrees 58 minutes 37 seconds East 80.0 feet to an iron pipe in the northern right-of-way of Torredge Road, the point and place of beginning; thence along the curve having an arc distance of 28.40 feet a radius of 25.00 feet a chord distance and bearing North 60 degrees 59 minutes 45 seconds East 26.90 feet to an iron pipe; then along a curve having an arc distance of 465.88 feet a radius of 410.00 feet a chord distance and bearing North 04 degrees 26 minutes 00 seconds West 441.22 feet to an iron pipe; thence North 02 degrees 01 minutes 28 seconds East 377.24 feet to an iron pipe in the line of Triangle Land Conservancy said iron marking a control corner having N.C. grid coordinates N=855,188.054 and E=2,040,861.053; thence South 87 degrees 59 minutes 54 seconds East 746.52 feet to an iron pipe in the line of lands of the U.S.A., said iron pipe marking a control corner having N.C. grid coordinates N=855,162.001 and E=2,041,607.114; thence South 14 degrees 23 minutes 58 seconds West 426.15 feet to an iron pipe; thence South 18 degrees 20 minutes 31 seconds West 259.26 feet to an iron pipe said pipe being the northeast corner of Tract 3; thence North 88 degrees 00 minutes 03 seconds West 432.2 feet to a found rebar; thence along a curve having an arc distance of 196.38 feet a radius of 470.00 feet a chord distance and bearing South 17 degrees 35 minutes 23 seconds West 194.95 feet to an iron pipe; thence along a curve having an arc distance of 23.12 feet a radius of 25.00 feet a chord distance and bearing South 03 degrees 01 minutes 11 seconds West 22.31 feet to an iron pipe in the northern right of way of Torredge Road; thence along a curve having an arc distance of 88.73 feet a radius of 80.00 feet a chord distance and bearing North 55 degrees 15 minutes 03 seconds West 84.25 feet to the point and place of beginning.

**EXHIBIT B**

1. Taxes for the year 2017, which are a lien, not yet due and payable, and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Plat Book 126, Page 171, Durham County Registry.
3. Rights of tenants, as tenants only, under the Lease and Security Agreement between the Insured and Health Service Properties, LLC ("HSP"), the Sublease Agreement between HSP and Treyburn Rehabilitation Center, LLC, and the parties in possession under existing agreements, as residents only.
4. Deed of Easement to City of Durham recorded in Book 1076, Page 558, Durham County Registry.
5. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Restrictive Covenants for Treyburn, recorded in Book 1457, Page 844, Durham County Registry.
6. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Covenants, Conditions and Restrictions for Treyburn Association, recorded in Book 1457, Page 854 with First Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1479, Page 32 with Second Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1480, Page 908 with Third Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1516, Page 844 with Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1539, Page 32 with Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1552, Page 150 with Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1582, Page 614 with Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1604, Page 867 with Eight Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1611, Page 308 with Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1613, Page 961 and re-recorded in Book 1627, Page 429 with Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1618, Page 937 with Eleventh Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1689, Page 317 with Twelfth Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1689, Page 467 with Thirteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Treyburn Association recorded in Book 1700, Page 434, Durham County Registry.
7. Right(s) of way to Duke Power Company, a North Carolina corporation recorded in Book 1480, Page 924, Durham County Registry.
8. Special Use Permit recorded in Book 1700, Page 391 and re-recorded in Book 1705, Page 536, Durham County Registry.

9. Easement to Piedmont Electric Membership Corporation recorded in Book 1770, Page 637, Durham County Registry.
10. Easement and Memorandum of Agreement to Time Warner Entertainment - Advance/Newhouse Partnership recorded in Book 6700, Page 828, Durham County Registry.
11. Easement and Memorandum of Agreement to Time Warner Cable Enterprises LLC recorded in Book 7837, Page 176, Durham County Registry.
12. Easement to Piedmont Electric Membership Corporation recorded in Book 431, Page 438, Durham County Registry.
13. Easement to Piedmont Electric Membership Corporation recorded in Book 428, Page 180, Durham County Registry.
14. Easement to Duke Power Company recorded in Book 954, Page 871, Durham County Registry.
15. Easement to Duke Power Company recorded in Book 270, Page 697, Durham County Registry.
16. Easement to Duke Power Company recorded in Book 275, Page 474, Durham County Registry.
17. Easement to Piedmont Electric Membership Corporation recorded in Book 1613, Page 977, Durham County Registry.
18. Rights of way of Torredge Road to their full legal widths.