

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2017 Aug 03 12:10 PM NC Rev Stamp: \$ 16700.00  
Book: 8241 Page: 501 Fee: \$ 26.00  
Instrument Number: 2017027125  
DEED

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 16,700.00

Parcel Identifier No. 173352

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20

Mail/Box to: Grantee

This instrument was prepared by: Richard O. Bolton, Ragsdale Liggett PLLC, 2840 Plaza Place, Suite 400, Raleigh, NC 27612 (without title examination)

Brief description for the Index: Camellia Drive, Durham

THIS DEED made this 2<sup>nd</sup> day of August 2017, by and between

**GRANTOR**

**Ebex I, LP,  
a North Carolina limited liability company  
269 S. Beverly Drive, Suite 1352  
Beverly Hills, CA 90212-3851**

**GRANTEE**

**Durham Holdings #3, LLC,  
a Delaware limited liability company  
c/o Saratoga Capital Partners, LLC  
Attn: Matt Millman  
7 Penn Plaza, Suite 1400  
New York, NY 10001**

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**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7887, page 795, Durham County Registry.

The property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all of Grantor's right, title and interest in the privileges and appurtenances thereto belonging to the Grantee in fee simple, subject to the matters set forth as Permitted Exceptions on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received other than the Permitted Exceptions, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but not otherwise, other than the Permitted Exceptions.

[SIGNATURE ON FOLLOWING PAGE]

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

**GRANTOR:**

EBEX I, LP,  
a North Carolina limited partnership

By: EBEX GP I, LLC,  
a North Carolina limited liability company,  
its general partner

By: [Signature] (SEAL)  
Evan Goldenberg, Manager

STATE OF New York

COUNTY OF New York

I certify that the following person(s) personally appeared before me this day acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Evan Goldenberg

Date: 26 day of July, 2017

[Signature: Regina Laws]  
Notary Public  
Notary's Printed Name: Regina Laws  
My Commission expires: June 22, 2019

(Official Seal)

**REGINA LAWS**  
Notary Public, State of New York  
No. 01LA6326598  
Qualified in Nassau County  
Commission Expires June 22, 2019

## EXHIBIT A

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Durham, County of Durham, State of North Carolina.

BEGINNING at an existing iron pin on the eastern margin of Camellia Drive at the northwestern corner of Lot 1, of "Crystal Meadows Subdivision" (PB 120, Pg 18), and said iron pin being located North 58° 48' 09" East 268.52 feet from Durham L.E.C. Monument No. 151 having N.C. Grid Coordinates of North=834,973.351; East=2,019,043.288 (1927 NAD); thence along the eastern margin of Camellia Drive, North 04° 04' 27" West, 124.51 feet to a new iron pin; thence along a curve to the right having a radius of 299.95 feet, a delta of 85° 32' 26", an arc of 447.81 feet and a chord of North 38° 52' 32" East, 407.37 feet to a new iron pin; thence North 81° 41' 51" East 60.02 feet to a new iron pin; thence along a curve to the left having a radius of 510.18 feet, a delta of 24° 22' 15", an arc of 217.01 feet and a chord of North 69° 25' 36" East, 215.37 feet to a new iron pin on the western margin of Bogarde Street; thence along a curve to the right having a radius of 20.00 feet, a delta of 84° 31' 33", an arc of 29.51 feet and a chord of South 80° 47' 28" East, 26.90 feet to an iron pin; thence along the western margin of Bogarde Street, along a curve to the left having a radius of 492.72 feet a delta of 29° 13' 21", an arc of 251.30 feet, and a chord of South 52° 40' 09" East 248.59 feet to a new iron pin; thence South 67° 16' 10" East, 109.46 feet to an iron pin; thence along a curve to the right having a radius of 295.38 feet, a delta of 49° 31' 35", an arc of 255.33 feet and a chord of South 42° 33' 29" East 247.45 feet to an iron pin; thence South 17° 45' 34" East, 150.01 feet to a new iron pin; thence along a curve to the left having a radius of 380.45 feet, a delta of 03° 26' 32", an arc of 22.86 feet, and a chord of South 19° 26' 34" East, 22.85 feet to an iron pin, thence along the northern line of Crystal Meadows Subdivision, North 88° 50' 15" West 1025.02 feet to a new iron pin; thence South 85° 14' 41" West, 29.05 feet to a new iron pin on the eastern margin of Camellia Drive; said point being the point and place of BEGINNING.

NOTE: Being Parcel No. 173352, of the City of Durham, County of Durham.

**EXHIBIT B**

**Permitted Exceptions**

1. All of those matters reflected on that policy of title insurance issued by Madison Title Agency, LLC thru Stewart Title Guaranty Company to Grantee based on the title commitment bearing Commitment Number MTANC-119891.
2. Zoning and building regulations, restrictions and ordinances now or hereafter adopted or imposed by any governmental body having jurisdiction over the property or any part thereof.
3. Liens for unpaid real estate taxes and water and sewer charges that are not yet due and payable as of the date hereof.
4. Public utility declarations, easements and agreements of record and rights of utility companies to use and maintain pipes, drains, mains, wires, cables, terminal boxes, lines, service connections and facilities, located in, on, over and/or under the property.
5. States of facts set forth on that certain survey of the property, prepared by Gary S. Harvin of Cresurveys, Project/Job Number 17224, dated \_\_\_\_\_, last revised \_\_\_\_\_.
6. Covenants, restrictions, licenses, easements, rights, agreements, and rights-of-way of record.
7. All leases listed on the rent roll dated as of even date herewith and delivered by Grantor to Grantee.

