

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Mar 01 02:40 PM NC Rev Stamp: \$ 21370.00
Book: 8374 Page: 786 Fee: \$ 26.00
Instrument Number: 2018006852
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$21,370.00

Parcel Identifier No. 103043 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee, 601 Thirteenth Street, NW, Ste. 300 North, Washington, DC 20005

This instrument was prepared by: Kennon Craver, PLLC (WAA) without the benefit of a title examination

Brief description for the Index: Plat Book 56, Page 83, Durham County Registry.

THIS DEED made this 28th day of February 2018, by and between

GRANTOR	GRANTEE
212 West Main, LLC a North Carolina limited liability company	212 West Main Investors, LLC a Delaware limited liability company
ADDRESS: 200 N. Mangum Street Suite 202 Durham, NC 27701	ADDRESS: 601 Thirteenth Street, NW Suite 300 North Washington, DC 20005 ATTN: Joseph G. Svatos

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 and incorporated herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7713, Page 106, Durham County Registry.

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

KC: 371587 Submitted electronically by Adams, Howell, Sizemore & Lenfestey, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

A map showing the above described property is recorded in Plat Book 56, Page 83, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, 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 than the following exceptions:

See Exhibit B attached hereto and incorporated herein

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

212 West Main, LLC, a North Carolina limited liability company (SEAL)

By: Michael Lemanski
Michael Lemanski, Manager

State of North Carolina - County of Durham

I, the undersigned Notary Public of the County of Orange and State aforesaid, certify that Michael Lemanski, Manager of 212 West Main, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22nd day of February, 2018.

My Commission Expires: 9/14/2020
(Affix Seal)

Leigh Vancil
Notary Public
Notary's Printed or Typed Name

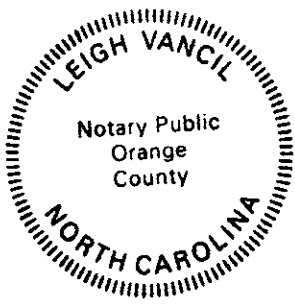


EXHIBIT A

BEGINNING at the point of intersection of the property line on the north side of Main Street with the property line on the east side of Market Street in the City of Durham; and running thence with the property line on the east side of Market Street, North $14^{\circ} 22' 20''$ East 130.30 feet to a point, the intersection of the property line on the east side of Market Street with the property line on the south side of Parrish Street; thence with the property line on the south side of Parrish Street, South $75^{\circ} 36'$ East 57.46 feet to a stake; thence South $14^{\circ} 20''$ West 16.50 feet to a stake; thence South $75^{\circ} 45' 40''$ East 0.38 feet to a point; thence with the west property line of Homeland Investment Company, Inc., South $14^{\circ} 14' 20''$ West 124.12 feet to a point; thence North $75^{\circ} 45' 40''$ West 0.37 feet to a point; thence South $14^{\circ} 14' 20''$ West 10.17 feet to a point on the north side of Main Street; thence with the property line on the north side of Main Street, North $56^{\circ} 05' 40''$ West 61.34 feet to the point and place of BEGINNING, and being the tract or parcel of land with all improvements thereon shown as "Property of Central Engineering and Contracting Corporation", by survey by Roy H. Grimm, Registered Land Surveyor, dated December 23, 1966, recorded in Plat Book 56 at Page 83; reference is hereby made to Deed Book 31 at Page 541, Deed Book 116 at Page 229, Deed Book 28 at Pages 120 and 270, and Deed Book 29 at Page 39, all references Durham County Registry.

EXHIBIT B
Exceptions

1. 2018 ad valorem taxes;
2. Local, state, and federal laws, ordinances, and governmental regulations, including but not limited to: building and zoning laws, ordinances and regulations, now or hereafter in effect relating to property;
3. Rights of tenants under leases, as tenants only;
4. Matters shown on map or plat recorded in Plat Book 56, Page 83, Durham County Registry;
5. Memorandum or Short Form of Lease evidencing unrecorded lease and being recorded in Book 7774, Page 64, Durham County Registry;
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete survey of the land;
7. Absolute Release and Covenant Not to Sue recorded in Book 2536, Page 113, Durham County Registry;
8. Access Easement Agreement recorded in Book 7450, Page 585, Durham County Registry.