

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2018 Apr 10 11:53 AM NC Rev Stamp: \$ 22600.00
 Book: 8399 Page: 496 Fee: \$ 26.00
 Instrument Number: 2018011597
 DEED

Excise Tax: \$22,600.00

Parcel Identifier No. 202505 and 202506

Mail after recording to: Grantee

This instrument was prepared by: Kasowitz Benson Torres LLP, 1633 Broadway, New York, NY 10019, Attn: Melissa Goldberg, Esq. _____ () without title examination

Brief description for the Index: 2121 T.W. Alexander Drive

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of this 6th day of April, 2018 by and between

GRANTOR	GRANTEE
<p>2121 DURHAM RETAIL, LLC, a Delaware limited liability company c/o Starwood Property Trust, Inc., 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, Attention: Seth Fisher</p>	<p>CASA VIEW II LIMITED PARTNERSHIP, a Texas limited partnership 2331 Gus Thomasson, Suite 126 Dallas, Texas 75228 Attention: J. Waymon Levell</p>

Enter in appropriate block for each party: name, 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/Town of Morrisville, Durham County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 7759 Page 566 in the Durham County Registry.

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

submitted electronically by "Moss Woods 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 aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes for the year 2018 and subsequent years which are not yet delinquent.
2. All enforceable easements, conditions, restrictions and other matters of record.
3. All matters which would be shown by a current, accurate physical survey of the Property.

(signature appears on the following page)

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

GRANTOR:

2121 DURHAM RETAIL, LLC, a Delaware limited liability company

By: [Signature]
Name: Andrew J. Sossen
Title: Executive Vice President

STATE OF Connecticut
COUNTY OF Hartford

I certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
- A credible witness has sworn to the identity of the principal(s);

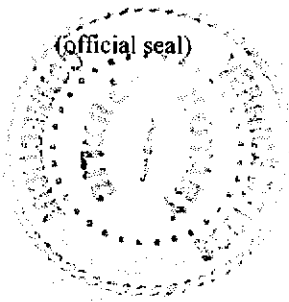
each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Andrew J. Sossen
[insert name of person signing]

Date: April 2, 2018

[Signature]

(print name) Notary Public

My commission expires: Oct 31, 2022



VERNICE BRIGGS
NOTARY PUBLIC
State of Connecticut
My Commission Expires
October 31, 2022

Exhibit A to Special Warranty Deed
LEGAL DESCRIPTION

Lying and being in Durham County, North Carolina, and more particularly described as follows:

LOT 1 LEGAL DESCRIPTION

BEGINNING at a point in the northern right of way of T. W. Alexander Drive, said point being located S79°15'41"W, 4243.57' from NCGS Monument "Yellow" with NC grid coordinates of N: 790,388.081 and E: 2,060,800.967; thence with the northern right of way of T. W. Alexander Drive the following courses and distances: along a curve to the left with radius 2969.75' and length 107.99 feet, said curve having a chord bearing and distance of N89°06'19"W, 107.99'; S89°47'04"W, 194.61' to a common corner with Lot 4; thence with the common line of Lot 4 the following courses and distances: N00°01'07"E, 93.10'; N34°55'24"W, 79.15'; along a curve to the right with radius 117.00' and length 74.54', said curve having a chord bearing and distance of N45°01'48"W, 73.29'; S89°49'45"W, 205.56'; S00°10'15"E, 210.34' to a point in the northern right of way line of TW Alexander Drive; thence with said right of way S89°47'04"W, 459.87' to a common corner with Lot 3; thence with the common line of Lot 3 the following courses and distances: N00°00'00"W, 272.37'; S89°49'45"W, 169.87'; along a curve to the right with radius 150.00' and length 24.26', said curve having chord bearing and distance of N85°32'16"W, 24.23'; along a curve to the left with radius 60.00' and length 49.15' said curve having a chord bearing and distance of S75°37'36"W, 47.79' to a point in the eastern right of way of Page Road; thence with said right of way following course and distance N25°14'39"E, 11.63'; along a curve to the left with radius 975.14' and length 60.11', said curve having a chord bearing and distance of N22°38'02"E, 80.09' to a common corner with Lot 2; thence with the common line of Lot 2 the following courses and distances: along a curve to the left with radius 65.00' and length 81.31', said curve having chord bearing and distance of S54°19'56"E, 76.12'; N89°49'45"E, 97.38'; N48°19'58"E, 34.71'; N00°10'15"W, 139.23'; along a curve to the left with radius 80.00' and length 121.03' said curve having a chord bearing and distance of N43°30'47"W, 109.82'; N86°48'43"W, 60.77' to a point in the eastern right of way of Page Road; thence with said right of way along a curve to the left with radius 896.37' and length 69.99', said curve having a chord bearing and distance of N04°26'16"E, 69.97'; N01°31'15"E, 31.16'; thence leaving right of way of Page Road S86°51'18"E, 1037.59' to a common corner with Lot 5; thence with the common line of Lot 5 the following courses and distances: S52°34'38"E, 294.50'; S26°40'38"E, 104.56'; S20°01'23"W, 289.68'; and S00°12'58"E, 35.66' to the place and point of BEGINNING containing 14.4968 Acres.

LOT 2 LEGAL DESCRIPTION

BEGINNING at a point, said point being located along the eastern right-of-way of Page Road S01°31'15"W, 31.16 feet; thence along a curve to the right with radius 896.37 feet and length 69.99 feet, said curve having a chord bearing and distance of S04°26'16"W, 69.97 feet from the northwest most point of Lot 1; thence, from the point of BEGINNING along the common lot line with Lot 1 the following courses and distances: S86°48'43"E, 60.77 feet along a curve to the right radius 80.00 feet and length 121.03 feet, said curve having a chord bearing and distance of S43°30'47"W, 109.82 feet; S00°10'15"E, 139.23; S48°19'58"W, 34.71 feet; S89°49'45"W, 97.38 feet; along a curve to the right with radius 65.00 feet and length 81.31 feet, said curve having a chord bearing and distance of N54°19'56"W, 76.12 feet to a point in the eastern right-of-way of Page Road; thence along the said right-of-way the following courses and distances: along a curve

to the left with radius 975.14 feet and length 84.62', said curve having a chord bearing and distance of N17°47'39"E, 84.59'; along a curve to the left with radius 896.37 feet and length 122.88', said curve having a chord bearing and distance of N10°36'06"E, 122.78' to the place and point of BEGINNING containing 0.8467 acres.

TOGETHER WITH those rights contained in certain declaration of covenants, conditions, and easements recorded in Book 2463, Page 376, as amended and supplements in Book 2578, Page 842; Book 2723, Page 808; Book 2791, Page 841; Book 2801, Page 640; Book 2940, Page 577; Book 3039, Page 821.

TOGETHER WITH those rights contained in certain declaration of covenants, conditions, and easements recorded in Book 5006, Page 257, as amended in Book 5472, Page 758, and further amended in Book 5715, Page 101, and assigned in Book 5715, Page 223.