

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jul 19 08:37 AM NC Rev Stamp: \$ 18008.00  
 Book: 8468 Page: 945 Fee: \$ 26.00  
 Instrument Number: 2018024869  
 DEED

Excise Tax: \$18,008.00

Parcel Identifier No.: 0749-04-62-5456

Prepared by: Williams Mullen (Attn: Robert Charles Lawson, Esq.), 301  
 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Return to: Howard Grossman, Esq., Cozen O'Connor, One Liberty Place, 1650  
 Market Street, Suite 2800, Philadelphia, PA 19103

Brief Description for the  
 Index

Presidential Park West

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made as of this 9th day of July, 2018, by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>RALEIGH PORTFOLIO NW-PPW, LLC,</b>                      a North Carolina limited liability company</p> <p>with a mailing address of:                      c/o Equus Capital Partners, Ltd.,                      3843 West Chester Pike                      Newtown Square, PA 19073</p>	<p><b>PRESIDENTIAL PARK WEST                      PROPERTY OWNER LLC,</b> a Delaware                      limited liability company</p> <p>with a mailing address of:                      c/o Zebra Portfolio JV, LLC,                      Ellis Preserve, 3843 West Chester Pike                      Newtown Square, PA 19073</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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land (the "Property") situated in City of Durham, Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor by instrument recorded in Book 7970, Page 489 in the Durham County, North Carolina, Public Registry (the "Registry").

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

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to 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 exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

**[Signature Page Follows]**

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

GRANTOR:

**RALEIGH PORTFOLIO NW-PPW, LLC**, a North Carolina limited liability company

By: \_\_\_\_\_  
Name: Barry Howard  
Title: Chairman of the Board

STATE OF PENNSYLVANIA

COUNTY OF DELAWARE

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Barry Howard, Chairman of the Board of **RALEIGH PORTFOLIO NW-PPW, LLC**, a North Carolina limited liability company.

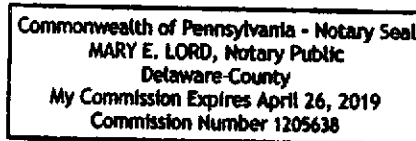
This the 9<sup>th</sup> day of July, 2018.

My Commission Expires:

April 26, 2019

Mary E Lord  
Notary Public  
Print Name: Mary E Lord

[Affix Notary Stamp or Seal]



**EXHIBIT A**

**Legal Description**

**Tract 55 (Presidential Park West – 107):**

Property Address: 2320 Presidential Drive, Durham, North Carolina

Parcel Ref No: 157335

PIN: 0749-04-62-5457

File Number: NCFA18-1417

That certain tract of land situated in Durham County, North Carolina with a property address of 2320 Presidential Drive, Durham, North Carolina, which tract of land is more particularly described as follows:

BEING all of Lot 107 as shown on plat entitled "Final Subdivision Plat of Lincoln Park West Lots 106-108 and G" prepared by Kenneth Close, Inc., Land Surveyor dated February 21, 2000 and recorded in Plat Book 151, Page 77, Durham County Registry.

**TOGETHER WITH** the rights and benefits to the property arising under the Amended and Restated Declaration of Easements, Covenants and Restrictions by Parker-Raleigh Development XXXII, LLC dated January 13, 2006, and recorded January 17, 2006, in Book 5084, Page 847, Durham County Registry, and being re-recorded in Book 5501, Page 810, Durham County Registry.

**TOGETHER WITH** the rights and benefits to the property arising under the Declaration of Easements and Assignment of Certain Declarant Rights by Parker-Raleigh Development XXXII, LLC and Parker-Raleigh Development XXXI, LLC dated January 13, 2006 and recorded January 17, 2006, in Deed Book 5084, Page 816, Durham County Registry.

**EXHIBIT B**

**Permitted Exceptions**

All matters of real property public record, to the extent the same remain applicable and in full force and effect, and the rights of tenants under the leases disclosed in writing to Grantee.