

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Dec 28 09:53 AM NC Rev Stamp: \$ 283800.00
Book: 8337 Page: 337 Fee: \$ 26.00
Instrument Number: 2017045550
DEED

Excise Tax: **233,800**

Parcel ID No. 119684
PIN 0812-15-72-2463

Prepared by and upon recording return to:

Virginia Worthy, Esq.
Eversheds Sutherland (US) LLP
999 Peachtree Street NE, Suite 2300
Atlanta, GA 30309

Brief Description for the index: Lot A, The GMH Family L.L.C., Plat Book 168, page 349, City of Durham.

The Property conveyed by this Deed does NOT include the primary residence of the Grantor.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made December 21, 2017, by and between

GRANTOR

Hines Global REIT Hock Plaza I LLC,
a Delaware limited liability company

whose mailing address is

c/o Hines Advisors Limited Partnership
2800 Post Oak Boulevard, Suite 4800
Houston, Texas 77056

GRANTEE

HSRE-Hock Plaza, LLC,
a Delaware limited liability company

whose mailing address is

444 West Lake Street, Suite 2100
Chicago, Illinois 60606

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.

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submitted electronically by "wyatt Early Harris wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 (the "Land") situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof by reference.

The Land hereinabove described was acquired by Grantor by instrument recorded in Book 6556, Page 318, Durham County Registry.

A map showing the above described Land is recorded in Plat Book 168, Page 349, 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, except for the exceptions hereinafter stated.

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

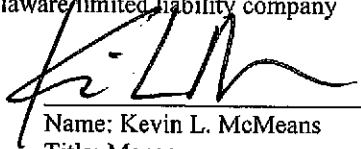
See Exhibit B attached hereto and made a part hereof by reference.

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name under seal and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

HINES GLOBAL REIT HOCK PLAZA I LLC,
a Delaware limited liability company

By:  (SEAL)
Name: Kevin L. McMeans
Title: Manager

State of Texas

County of Harris

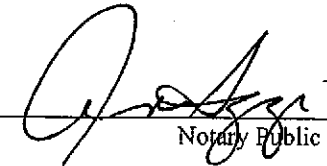
I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day and acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kevin L. McMeans

Date: December 18, 2017

My commission expires:

4/8/2020

[Affix Notary Stamp or Seal]


Notary Public
Print Name: ANN IZZI

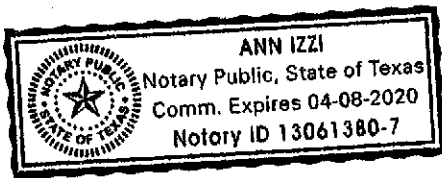


Exhibit A
Description of the Land

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

Consisting of 2.518 acres, and BEING all of Lot A, The GMH Family L.L.C., per plat of survey thereof entitled "- Final Plat- R/W Dedication and Revision of Easements Property of the GMH Family L.L.C. (Lot A) and Hock Plaza II, LLC (Lot B)" by Mitchell & Westendorf, P.A., dated May 2, 2003, revised August 26, 2005 and recorded September 6, 2005 in Plat Book 168 at Page 349, the Registry, to which reference is hereby made for a more particular description of same.

EASEMENT 1:

Together with the appurtenant easements granted for the benefit of the above-described property in that certain Amended and Restated Declaration of Easements and Restrictions dated September 19, 2005 and recorded in Book 4955, Page 940, Durham County Registry, as amended by the First Amendment to Amended and Restated Declaration of Easements and Restrictions recorded in Book 5026, Page 620, Durham County Registry.

EASEMENT 2:

Together with those certain appurtenant easements as set forth in Easement Agreement recorded in Book 6196, Page 18.

Exhibit B
Permitted Exceptions

1. Declaration of covenants, conditions, restrictions, easements, charges, assessments and liens (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 4955, Page 940; Book 5026, Page 620; and Book 6556, Page 368 and any amendments and/or supplements thereto.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 158, Page 305, and Plat Book 168, Page 349.
3. Right of Way Agreement to Duke Energy recorded in Book 3835, Page 257.
4. Right of Way Agreement to Duke Energy Corporation recorded in Book 4928, Page 123.
5. Revised Declaration of Rights and Privileges of the City of Durham in Storm Water Management Facility Easements recorded in Book 2298, Page 208.
6. Terms and conditions of, and rights of others in and to the use of the property subject to, the appurtenant easement(s) more particularly described in Book 6196, Page 18.
7. Rights or claims of Duke University in possession as tenant under an unrecorded lease (the "Parking Deck Lease"), a Memorandum or Short Form evidencing same being recorded in Book 5017, Page 792.
8. Rights or claims of Duke University in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 5017, Page 779.
9. Rights or claims of Duke University Health System, Inc. in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 5017, Page 786.
10. Rights or claims of Duke University in possession as tenant under an unrecorded lease, a Memorandum or Short Form evidencing same being recorded in Book 7840, Page 433.
11. Sewer Easement as shown on Plat recorded in Book 100, Page 195. (Easement Parcel 1)
12. Easement(s) or right(s)-of-way in favor of Duke Energy recorded in Book 4928, Page 123. (Easement Parcel 1)
13. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 41, Page 34, and Plat Book 50, Page 92. (Easement Parcel 2)
14. Terms, conditions, and rights of others, if any, as stated in that Deed recorded in Book 1807, Page 387. (Easement Parcel 2)