

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County NC
2016 SEP 13 11:05:29 AM
BK: 8019 PG: 59-62
DEED
FEE: \$26.00
EXCISE TAX: \$19,500.00
INSTRUMENT # 2016031418
SMMARSH



Excise Tax \$19,500

NORTH CAROLINA SPECIAL WARRANTY DEED

Tax Lot No.: 156525 Parcel Identifier No. 0830-03-40-3757

Verified by _____ County on the _____ day of _____ 20 ____

By _____

Mail after recording to: Grantee

This instrument was prepared by: Michael F. Tomlinson, Esq., Troutman Sanders LLP, 301 S. College Street, Suite 3400, Charlotte, NC 28202

Brief Description for the index

Plat Book 120, Page 90; 2525 Whilden Drive, Durham, North Carolina

THIS DEED made as of the 9^m day of September, 2016, by and between:

GRANTOR

GRANTEE

CPUS 2525 K&N DURHAM, LP,
A Delaware limited partnership
c/o CBRE Global Investors
3280 Peachtree Road NE, Suite 1400
Atlanta, Georgia 30305

SIF WHILDEN LLC,
A Delaware limited liability company
725 Conshohocken State Road
Bala Cynwyd, Pennsylvania 19004

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 of Durham, Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

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

The property hereinabove described was acquired by Grantor by Instruments recorded in Book 7267 at Page 547, 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 property hereinabove described is subject to the following exceptions:

All such valid and enforceable easements, covenants and restrictions as may appear of record.

[SEE ATTACHED SIGNATURE AND NOTARY PAGE]

IN WITNESS WHEREOF, the Grantor has assigned this instrument on the date and year first above written.

CPUS 2525 K&N Durham, LP, a Delaware limited partnership

By: CPUS 2525 K&N Durham, GP, its General Partner

By: Jennifer Ginzberg
Print Name: Jennifer Ginzberg
Title: Vice President

STATE OF Georgia
COUNTY OF Fulton

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Jennifer Ginzberg, Vice President
(Print Name and Title)

Date: 9/7, 2016

Karen L Sales
Notary Public
Printed/Typed Name: Karen L Sales

My Commission Expires: _____

[Notary Seal]

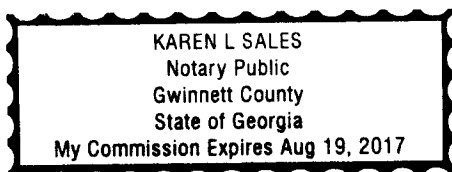


EXHIBIT A

Legal Description

Being located in County of Durham, State of North Carolina and more particularly described as:

Containing 8.8069 acres, more or less, and BEING all of Tract A as shown on plat of Teer Development Park, as per plat and survey thereof now on file in Plat Book 120, Page 90, Durham County Registry, to which plat reference is hereby made for a more particular description.

TOGETHER WITH easements appurtenant as recorded in Book 1487, Page 918 and Book 1500, Page 82, Durham County Registry. This is the same identical property conveyed to CPUS 2525 K&N Durham, LP by deed recorded in Book 7267, Page 547, Durham County Registry.