

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Jun 15 04:06 PM NC Rev Stamp: \$ 11119.00  
Book: 8446 Page: 514 Fee: \$ 26.00  
Instrument Number: 2018020635  
DEED

Excise Tax: \$11,119.00

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Parcel Identifier No. 157271

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_

This instrument was prepared by: Alexander Ricks PLLC (J. Goldberg)  
4601 Park Road, Suite 580  
Charlotte, NC 28209

After recording mail to: *Grantee*

Brief description for the Index: 2710 Weck Drive

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**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made as of this 14 day of June, 2018, by and between

**GRANTOR:**

**TCA WECK DRIVE, LLC**  
a North Carolina limited liability company  
c/o Trinity Capital Advisors  
3020 Carrington Mill Blvd.,  
Suite 425  
Morrisville, NC 27560  
Attention: Jeff Sheehan

**GRANTEE:**

**RREF III-P NC 2710 WECK, LLC**  
a North Carolina limited liability company  
c/o Rialto Holdings, LLC  
730 NW 107<sup>th</sup> Ave.,  
Suite 400  
Miami, FL 33172  
Attention: Liat Heller, Esq.

Submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

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, together with the improvements thereon, situated in Durham County, North Carolina, and more particularly described as follows:

See **Exhibit A** attached.

The property was acquired by Grantor by instrument recorded in Book 7906 at Page 424 of the Durham County Public Registry.

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

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 that 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.

This conveyance is made expressly subject to the following exceptions:

See **Exhibit B** attached.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

TCA WECK DRIVE, LLC,  
a North Carolina limited liability company

By: Trinity Capital Advisors, LLC,  
a North Carolina limited liability company,  
its Manager

By: [Signature]  
Name: Jeffrey B. Sheehan  
Title: Authorized Signatory

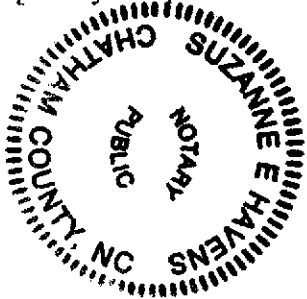
STATE OF North Carolina

COUNTY OF Chatham

I, SUZANNE E. HAVENS, a Notary Public of the County and State aforesaid, certify that Jeffrey B. Sheehan personally appeared before me this day and acknowledged the execution of the foregoing instrument as Authorized Signatory of Trinity Capital Advisors, LLC, a North Carolina limited liability company, the Manager of Grantor.

Witness my hand and official stamp or seal, this 12<sup>th</sup> day of June, 2018.

[Notary Seal]



[Signature]  
Notary Public

Commission Expires: 12/29/2019

**EXHIBIT A****LEGAL DESCRIPTION**

BEGINNING AT A NEW IRON PIPE IN THE WEST RIGHT OF WAY LINE OF WECK DRIVE, N.C.S.R. 1968, SAID POINT BEING THE NORTH EAST CORNER OF 2910 WECK DRIVE AND BEING N 03°56'37" E A DISTANCE OF 1,135.44' FROM A POINT IN THE NORTH R/W LINE OF ALEXANDER DRIVE: THENCE WITH THE NORTH LINE OF 2910 WECK DRIVE N 88°19'36" W A DISTANCE OF 578.08 TO A POINT ON THE CENTERLINE OF SOUTHERN RAILROAD: THENCE WITH THE CENTERLINE OF SOUTHERN RAILROAD THE FOLLOWING 7 CALLS, 1. N 00°10'16" W 130.52', 2. N 01°04'29" E 100.0', 3. N 02°08'59" E 100.00', 4. N 03°12'51" E 99.97', 5. N 04°18'58" E 99.98', 6. N 05°23'31" E 99.95', 7. N 06°28'06" E 38.53' TO THE SOUTHWEST CORNER OF NOW OR FORMERLY THE LINCOLN GROUP; THENCE WITH THE SOUTH LINE OF NOW OR FORMERLY THE LINCOLN GROUP S 08°00'11" E 591.96' TO A EXISTING IRON IN THE WEST R/W LINE OF WECK DRIVE: THENCE WITH THE WEST LINE OF WECK DRIVE S 03°59'49" W 504.72': THENCE CONTINUING WITH THE WEST R/W LINE OF WECK DRIVE S 03°55'37" W 140.19' TO THE POINT AND PLACE OF BEGINNING CONTAINING 8.922 ACRES TOTAL WITH 1.532 ACRES BEING WITHIN THE SOUTHERN RAILROAD RIGHT OF WAY

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Applicable zoning and building ordinances and land use regulations.
2. The lien of the ad valorem taxes for the year 2018 and subsequent years, not yet due and payable.
3. Right(s) of way to Duke Power Company recorded in Book 317, page 416, Durham County Registry.
4. Title to that portion of the Property, if any, lying within the railroad right of way extending up to one hundred feet (100') on each side of the tracks or two hundred feet (200') in total width, whichever is greater and rights of way for railroad, switch tracks, spur tracks, railway facilities, easements, and other related interest, if any, on and across the Property.
5. Deed of Easement recorded in Book 1063, page 254, Durham County Registry.
6. Rights of Global Electric Electronics Processing (USA), Inc., a North Carolina corporation, as tenant only, under an unrecorded Lease Agreement dated May 24, 2006 with ARP Real Estate LLP, a North Carolina registered limited liability partnership, as "Original Landlord", as amended by that certain Lease Amending Agreement dated April 15, 2011, as further amended by that certain Second Amendment to Lease Agreement dated March 24, 2016, as assigned and assumed by that certain Assignment and Assumption of Lease by and between Original Landlord and Seller dated April 8, 2016.
7. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by survey entitled "ALTA/NSPS LAND TITLE SURVEY, Property of RREF 111-P Temp." by John Y. Phelps, P.L.S., dated December 29, 2015, last revised June 6, 2018:
  - a. Service utilities;
  - b. Asphalt Drive along northern property line has a gated drive entering from Stag Durham, LLC property; and
  - c. Shared concrete drive [internal roadway] between insured Land and property to the south.