

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded

2021 Jul 26 12:20 PM

Book: 9407 Page: 291

NC Rev Stamp: \$ 63582.00 Fee: \$ 26.00

Instrument Number: 2021037552
 DEED

Excise Tax: \$63,582.00 Recording Time, Book and Page
 Tax Lot No.: 223406 Parcel Identifier No.: 0812-19-51-6770
 Verified by _____ County on the _____ day of _____, 20____
 by _____
 Mail after recording to: Davis Graham & Stubbs LLP, 1550 17th Street, Suite 500, Denver, CO 80202, Attention: Catherine Hance
 This instrument was prepared by: Catherine Hance of Davis Graham & Stubbs LLP
 Brief Description For The Index: New Lot 3, PB 199-4

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made this 22 day of July, 2021, by and between:

GRANTOR	GRANTEE
<p>BLUE DEVILS HOSPITALITY LLC, a North Carolina limited liability company</p> <p>whose address is:</p> <p>c/o RevPAR Companies, 1005 Slater Road, Ste. 107, Durham, NC 27703</p> <p>(herein, "Grantor")</p>	<p>2800 ERWIN DURHAM HOLDINGS, LLC, a Delaware limited liability company</p> <p>whose address is:</p> <p>c/o KSL Capital Partners Management V, LLC, 100 St. Paul Street, Suite 800. Denver, Colorado 80206</p> <p>(herein, "Grantee")</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 described on **Exhibit A** attached hereto ("**Property**").

The Property was acquired by Grantor by instrument recorded on April 4, 2019, under Book 8627, Page 216, of the Durham County Register of Deeds.

The Property 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.

submitted electronically by "Old Republic NCTS"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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 set forth on Exhibit B attached hereto, none of which are hereby reimposed.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year first above written.

BLUE DEVILS HOSPITALITY, LLC,
a North Carolina limited liability company

By: [Signature] [SEAL]
Name: Tarun Patel
Title: Manager

STATE OF North Carolina
COUNTY OF Wake

I, Deborah A. Tousley, a Notary Public for Wake County, State of North Carolina, do hereby certify that Tarun Patel ("Signatory"), as Manager of Blue Devils Hospitality, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he executed the foregoing instrument.

WITNESS my hand and official stamp or seal this 20th day of July, 2021.

Deborah A. Tousley
Notary Public
My Commission Expires: October 19, 2023

[NOTARIAL STAMP-SEAL]

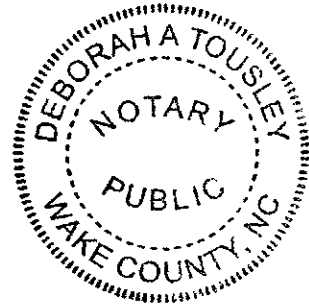


Exhibit A

Legal Description

BEING all of Durham County Tax Parcel REAL ID #223406 and being more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying in Durham County, North Carolina, and being more particularly described as:

All of New Lot 3, containing approximately 39,032.034 square feet, as shown on that plat entitled "Final Subdivision Plat Property of Erwin Terrace Two LLC, City-Out Township, City of Durham, North Carolina" by Coulter Jewell Thames, P.A. dated April 5, 2018 and recorded in Plat Book 199, Page 4, Durham County Registry.

Together with those rights for access, ingress, egress and parking as set forth in that Declaration of Rights, Restrictions and Easements for Erwin Terrace dated September 8, 2015 and recorded September 8, 2015 in Book 7782, Page 481, Durham County Registry, as amended by that First Amendment to Declaration recorded in Book 8626, Page 718, Durham County Registry, and that Second Amendment to Declaration recorded in Book 8626, Page 767, Durham County Registry, and as assigned by that Assignment of Declarant's Rights recorded in Book 8531, Page 876, Durham County Registry.

Together with all rights and interests of tenant under that certain Parking Lease Agreement between Erwin Terrace Three, LLC and Blue Devils Hospitality, LLC dated April 3, 2019, a memorandum of which is recorded in Book 8627, Page 238, Durham County Registry.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021 and subsequent years not yet due and payable.
2. Covenants, conditions, restrictions, easements, reservations, options and obligations, if any, contained in Declaration of Rights, Restrictions and Easements for Erwin Terrace recorded in Book 7782, Page 481, amended by First Amendment recorded in Book 8626, Page 718, Second Amendment recorded in Book 8626, Page 767 and Assignment of Declarant's Rights recorded in Book 8531, Page 876, as amended and supplemented, Durham County Registry. Restrictions, indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).
3. Easement(s) to Duke Power Company recorded in Book 177, Page 697 and Book 2385, Page 57, Durham County Registry.
4. Easement(s) to Duke Energy, recorded in Book 3653, Page 773, Durham County Registry, as shown on Survey.
5. Easement(s) to Duke Energy Carolinas, LLC, recorded in Book 6859, Page 893 and Book 8684, Page 809, Durham County Registry, as shown on Survey.
6. Terms, conditions and obligations, if any, contained in Construction Cost Sharing and Development Agreement recorded in Book 8627, Page 227, Durham County Registry.
7. Terms and conditions of Memorandum of Parking Lease, recorded in Book 8627, Page 238, Durham County Registry. (Affects parking rights appurtenant to Land only)
8. Rights of others in and to non-exclusive parking rights, including without limitation, the rights of Erwin Terrace Limited Partnership (f/k/a Poplar Manor Limited Partnership) pursuant to Memorandum of Lease recorded in Book 2335, Page 645, amended by Amendment of Lease and Grant of Parking Rights recorded in Book 4757, Page 179, Durham County Registry. (Affects parking rights appurtenant to Land only).
9. The following matters shown on or disclosed by plat recorded in Plat Book 188, Page 311, Durham County Registry: a) building setback lines; b) temporary construction easement, as shown on Survey.
10. The following matters shown on or disclosed by plat recorded in Plat Book 199, Page 4, Durham County Registry: a) future Go-Triangle Durham-Orange LRT right of way; b) dedication of open space for Erwin Terrace One LLC.
11. The following matters that are shown on survey last revised July 21, 2021 by Jimmy F. Cain, PLS, Project #21-7441-Site #001 ("Survey") together with any public or private rights or easements associated therewith: a) power poles and light poles; b) electric box; c) sanitary sewer manholes; d) unidentified cleanouts; e) drainage inlets.