

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Aug 17 12:35 PM NC Rev Stamp: \$ 7600.00
 Book: 8250 Page: 896 Fee: \$ 26.00
 Instrument Number: 2017028977
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$7,600.00**

Parcel Identifier No. **130741** Verified by **Durham** County on the ____ day of _____, 2017

By: _____

Mail/Box to: ROIB Croasdaile Road, LLC, c/o Seth R. Swan, Esq., Haynsworth Sinkler Boyd, P.A., P.O. Box 2048, Greenville, SC 29602

This instrument was prepared by: Tessa T. Leftwich, Esq., 804 Green Valley Road, Suite 200, Greensboro, NC 27408

Brief description for the Index: **3.498 Acres, Property of Croasdaile, Inc., and Mrs. Susan Fox Beisher, PB 96/130**

THIS DEED made this 17th day of August, 2017, by and between

GRANTOR	GRANTEE
<p>COVENTRY HEALTH CARE OF FLORIDA, INC., a Florida corporation</p> <p>(formerly known as Vista Healthplan, Inc.)</p> <p>Mailing Address: <i>c/o Aetna Real Estate Investment</i> 151 Farmington Avenue</p> <p>Hartford, Connecticut 06156</p>	<p>ROIB CROASDAILE ROAD, LLC, a Delaware limited liability company</p> <p>Mailing Address: <i>c/o RealOp Investments, LLC</i> 504 Rhett Street, Suite 200 Greenville, South Carolina 29601</p>

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, parcel of land or condominium unit situated in the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3832, Page 810.

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

A map showing the above described property is recorded in Plat Book 96, Page 130.

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, other than the following exceptions:

See Exhibit B attached.

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

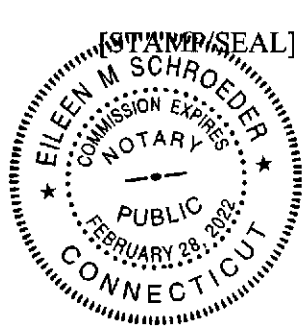
COVENTRY HEALTH CARE OF FLORIDA, INC.,
a Florida corporation

By: *Marilyn J. Stoudt*
Printed Name: Marilyn J. Stoudt
Its: Investment Manager

State of Connecticut
County or City of Hartford

I, Eileen M. Schroeder, the undersigned Notary Public of the County or City of Hartford and State aforesaid, certify that **Marilyn J. Stoudt, Investment Manager of Coventry Health Care of Florida, Inc.**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 14th day of August, 2017.



Eileen M. Schroeder
Eileen M. Schroeder (Print Name of Notary)
Notary Public
My Commission Expires: 02.28.2022

EXHIBIT A
Legal Description

Being 3.498 acres, more or less, in Durham, N.C. and being the tract shown on plat entitled "Property of Croasdaile, Inc., and Mrs. Susan Fox Beisher" prepared by Credle Engineering Company, Inc., dated March 31, 1978 and recorded in Plat Book 96, page 130, Durham County Registry, and also as shown on plat entitled "Map of Survey for American Alliance Real Estate Corporation" by James R. Hudson, R.L.S., dated November 22, 1996 and more particularly described as follows:

BEGINNING at a concrete monument in the northern right of way margin of Interstate Highway 85, said point of BEGINNING being located 1527.48 feet in a southwesterly direction (measured along said right of way margin) from the intersection of said right of way margin with the westerly right of way margin of Hillandale Road, Durham, N.C.; thence from said point of BEGINNING with the northern margin of the right of way of Interstate Highway 85, South 61-57-17 West a distance of 381.04 feet to an iron pin in the northern right of way of Interstate Highway 85 and being also the southeast corner of the Croasdaile Professional Arts Building property (Deed Book 952 at Page 192), now or formerly, thence along and with the east property line of the Croasdaile Professional Arts Building property North 28-02-25 West a distance of 399.98 feet to an iron pin in the southern margin of the Croasdaile Country Club, Inc. property (Deed Book 1142 at Page 270), now or formerly; thence along and with the southern margin of the Croasdaile Country Club, Inc. property North 61-57-56 East a distance of 380.99 feet to an iron pin at the northwest corner of the Mrs. Susan Fox Beischer property (Deed Book 296 at Page 674), now or formerly, and thence along and with the west property line of the Mrs. Susan Fox Beischer property South 28-02-53 East a distance of 399.91 feet to the point and place of BEGINNING.

EXHIBIT B
Exceptions

Exceptions are as follows:

1. Taxes or assessments for the year 2017, and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions, and easements, provided for in instrument(s) filed for record in Book 1019, Page 247; amended in Book 1067, Page 936; as affected by that Waiver, Assignment and Amendment Agreement recorded in Book 8250, Page 805, and any related maps, plans, bylaws and other document(s) and amendment(s).
3. Easement(s) to BellSouth recorded in Book 143, Page 130.
4. Easement(s) to Duke Energy recorded in Book 177, Page 6; Book 199, Page 579; Book 271, Page 309; and Book 948, Page 734 (shown on survey by Stephen D. Puckett, P.L.S., dated April 27, 2017, and last revised August 14, 2017).