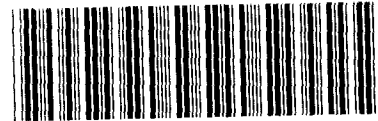


FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 FEB 23 12:54:04
 BK:7651 PG:181-184
 DEED
 FEE:\$26.00
 EXCISE TAX: \$1,198.00
 INSTRUMENT # 2015005014
 SCEARNEL



2015005014

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,198.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mai/Box to: Grantee

This instrument was prepared by: Charles A. Reinhardt, Jr., Reinhardt Law Offices, PLLC. P.O. Box 3358, Durham, NC 27702

Brief description for the Index: _____

THIS DEED made this 23 day of FEBRUARY, 2015 by and between

GRANTOR

GRANTEE

IRONWOOD INVESTMENT GROUP, LLC

 147 Caselli Avenue
 San Francisco, CA 94114

LEE RAY BERGMAN, LLC

 Post Office Box 685
 Durham, NC 27702

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 _____, _____ Township, Durham County, North Carolina and more particularly described as follows:

SEE ATTACHED ANNEX FOR THE LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5872 page 476. 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 157 page 89.

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: All utility easements, restrictions and encumbrances of record, including, but not limited to Time Warner Entertainment easement recorded in Book 4032 at page 422, Durham County Registry.

Any matters which would be revealed by a current survey and/or inspection of the property. Real Property taxes for tax year 2015 and subsequent years. IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

IRONWOOD INVESTMENT GROUP, LLC (Entity Name) _____ (SEAL)
 By: [Signature] _____
 Print/Type Name & Title: Andrew Zimmerman _____
Manager _____
 By: _____
 Print/Type Name & Title: _____
 By: _____
 Print/Type Name & Title: _____

USE BLACK INK ONLY

Print/Type Name & Title: _____ (SEAL)
 Print/Type Name & Title: _____ (SEAL)
 Print/Type Name & Title: _____ (SEAL)
 Print/Type Name & Title: _____ (SEAL)

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County or City of _____
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____ 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 _____ day of _____, 20__.

My Commission Expires: _____
 (Affix Seal) _____ Notary Public

 Notary's Printed or Typed Name

SEAL-STAMP

USE BLACK INK ONLY

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of Ironwood Investment Group, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
 (Affix Seal) _____ Notary Public

 Notary's Printed or Typed Name

SEE ATTACHED CERTIFICATE
 DATE 2/18/15 NOTARY INITIALS [Signature]

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County or City of _____
 I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____

 Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
 (Affix Seal) _____ Notary Public

 Notary's Printed or Typed Name

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

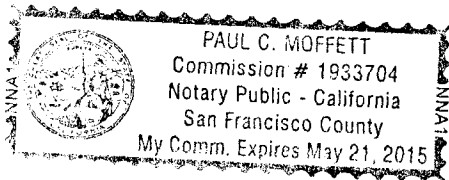
State of California)
County of San Francisco)
On Feb. 18, 2015 before me, Paul C. Moffett, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Andrew Zimmerman
Name(s) of Signer(s)

Manager of Ironwood Investment Group, LLC

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Paul C. Moffett
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document North Carolina Special
Title or Type of Document: Warranty Deed Document Date: 2/18/15
Number of Pages: 2 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

LEGAL DESCRIPTION ANNEX

2904 Chapel Hill Road
Durham County Tax Parcel ID 121926
Durham County GIS PIN No. 0810-08-88-0594

LYING on the western side of Chapel Hill Road, containing 28,657 square feet, more or less, and being all of Tract 3 of the PROPERTY OF BENNETT GROUP, LLC, as per plat and survey thereof now on file in Plat Book 157 at page 89 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.