

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

2018 Jun 15 04:04 PM NC Rev Stamp: \$ 17531.00
Book: 8446 Page: 505 Fee: \$ 26.00
Instrument Number: 2018020633
DEED

Excise Tax: \$17,531.00

Parcel Identifier No. 157270

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: 2910 Weck Drive

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 2910 WECK, LLC
a North Carolina limited liability company
c/o Rialto Holdings, LLC
730 NW 107th 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 7918 at Page 969 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

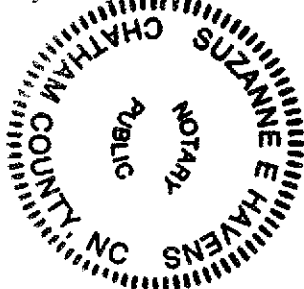
STATE OF North Carolina

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 12th day of June, 2018.

[Notary Seal]



Suzanne E. Havens
Notary Public

Commission Expires: 12/29/2019

EXHIBIT A**LEGAL DESCRIPTION****TRACT 1**

SITUATED IN DURHAM COUNTY, NORTH CAROLINA, AND BEGINNING AT THE POINT OF INTERSECTION OF ALEXANDER DRIVE, 150 FOOT RIGHT OF WAY, AND IN THE EASTERN RIGHT OF WAY LINE OF SOUTHERN RAILROAD, 200 FOOT RIGHT OF WAY; THENCE WITH THE EAST R/W LINE OF SOUTHERN RAILROAD N 02°06'17" W 1048.35 FEET TO POINT; THENCE CONTINUING WITH THE EAST R/W LINE SOUTHERN RAILROAD ALONG A CURVE CURVING TO THE RIGHT HAVING A CHORD N 01°29'25" W 134.43 FEET, A RADIUS 6266.12 FEET AND AN ARC OF 134.43 FEET TO AN EXISTING IRON PIPE, A POINT IN SOUTH LINE OF 2710 WECK DRIVE; THENCE WITH THE SOUTH LINE OF 2710 WECK DRIVE S 88°19'36" E 477.99 FEET TO A EXISTING IRON PIPE, THE SOUTHEAST CORNER OF 2710 WECK DRIVE AND IN THE WEST R/W LINE OF WECK DRIVE; THENCE WITH THE WEST R/W LINE OF WECK DRIVE S 03°56'37" W 1135.44 FEET TO A NEW IRON PIPE IN THE NORTHERN R/W LINE OF ALEXANDER DRIVE; THENCE WITH THE NORTHERN R/W OF ALEXANDER DRIVE ALONG A CURVE CURVING TO THE LEFT HAVING A RADIUS OF 1984.86 FEET, A CHORD S 84°43'38" W 332.13 FEET AND AN ARC OF 332.51 FEET TO A POINT; THENCE CONTINUING WITH THE NORTH R/W LINE OF ALEXANDER DRIVE S 79°55'32" W 27.40 FEET TO A NEW IRON PIPE, THE POINT AND PLACE OF BEGINNING, CONTAINING 11.069 ACRES.

TRACT 2

SITUATED IN DURHAM COUNTY, NORTH CAROLINA AND BEGINNING AT THE POINT OF INTERSECTION OF ALEXANDER DRIVE, 150 FOOT RIGHT OF WAY, AND IN THE EASTERN RIGHT OF WAY LINE OF SOUTHERN RAILROAD, 200 FOOT RIGHT OF WAY; THENCE WITH THE NORTH RIGHT OF WAY LINE OF ALEXANDER DRIVE S 79°55'32" W A DISTANCE OF 100.99 FEET TO A POINT ON THE CENTERLINE OF THE SOUTHERN RAILROAD; THENCE WITH THE CENTERLINE OF THE SOUTHERN RAILROAD N 02°06'17" W A DISTANCE OF 1062.35 FEET; THENCE CONTINUING WITH THE CENTERLINE ALONG AN ARC CURVING TO THE RIGHT HAVING A RADIUS OF 6366.12', A CHORD OF N 01°28'08" W A DISTANCE OF 141.03 FEET AND AN ARC OF 141.03 FEET TO THE SOUTHWEST CORNER OF 2710 WECK DRIVE; THENCE WITH THE SOUTH LINE OF 2710 WECK DRIVE S 88°19'36" E A DISTANCE OF 100.99 FEET TO AN EXISTING IRON PIPE, THE NORTHWEST CORNER OF TRACT 1 OF 2910 WECK DRIVE; THENCE WITH THE WEST LINE OF 2710 WECK DRIVE, THE EAST RIGHT OF WAY EASEMENT LINE OF SOUTHERN RAILROAD ALONG A CURVE CURVING TO THE LEFT HAVING A RADIUS OF 6266.12 FEET, A CHORD OF S 01°29'25" E A DISTANCE OF 134.43 FEET AND AN ARC OF 134.43 FEET; THENCE CONTINUING WITH THE EAST EASEMENT LINE OF THE SOUTHERN RAILROAD S 02°06'17" E A DISTANCE OF 1048.35 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 2.739 ACRES AND BEING THE PROPERTY CONVEYED BY BOOK OF DEEDS 2998 PAGE 790-792.

TOGETHER WITH AND INCLUDING A PERPETUAL EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A RAILROAD SPUR TRACK AS MORE FULLY DESCRIBED IN EASEMENT RECORDED IN BOOK 1063, PAGE 254, DURHAM COUNTY REGISTRY.

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. Deed of Easement to The Lincoln Group Two recorded in Book 1063, Page 254, Durham County Registry.
5. Drainage Easement to Department of Transportation recorded in Book 3340, Page 86, Durham County Registry.
6. Rights of North State Express, Inc., as tenant only, under an unrecorded lease dated July 8, 2011 (as amended).
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-P Temp, LLC." by John Y. Phelps, P.L.S., , Project #18082-R, dated December 29, 2015, last revised June 6, 2018:
 - a. Service utilities;
 - b. Asphalt parking lot, drive, guard rail and chain link fence are within railroad right-of-way; and
 - c. Shared concrete drive [internal roadway] between insured Land and property to the north.