

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jul 19 08:37 AM NC Rev Stamp: \$ 31161.00  
 Book: 8468 Page: 939 Fee: \$ 26.00  
 Instrument Number: 2018024868  
 DEED

Excise Tax: \$31,161.00

Parcel Identifier No.: 0749-04-61-3705

Prepared by: Williams Mullen (Attn: Robert Charles Lawson, Esq.), 301  
 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Return to: Howard Grossman, Esq., Cozen O'Connor, One Liberty Place, 1650  
 Market Street, Suite 2800, Philadelphia, PA 19103

Brief Description for the  
 Index

Presidential Park West

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made as of this 9th day of July, 2018, by and between

| <b>GRANTOR</b>  | <b>GRANTEE</b>  |
|---|---|
| <p><b>RALEIGH PORTFOLIO IG-PPW, LLC</b>, a<br/>                     North Carolina limited liability company</p> <p>with a mailing address of:<br/>                     c/o Equus Capital Partners, Ltd.,<br/>                     3843 West Chester Pike<br/>                     Newtown Square, PA 19073</p> | <p><b>PRESIDENTIAL PARK WEST<br/>                     PROPERTY OWNER LLC</b>, a Delaware<br/>                     limited liability company</p> <p>with a mailing address of:<br/>                     c/o Zebra Portfolio JV, LLC,<br/>                     Ellis Preserve, 3843 West Chester Pike<br/>                     Newtown Square, PA 19073</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 (the "Property") situated in City of Durham, Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor by instrument recorded in Book 7392, Page 69 in the Durham County, North Carolina, Public Registry (the "Registry").

All or a portion of the Property herein conveyed 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.

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 hereinafter stated.

Title to the Property hereinabove described is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

**[Signature Page Follows]**

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

GRANTOR:

**RALEIGH PORTFOLIO IG-PPW, LLC**, a North Carolina limited liability company

By: \_\_\_\_\_

Name: **Barry Howard**

Title: **Chairman of the Board**

STATE OF PENNSYLVANIA

COUNTY OF Delaware

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Barry Howard, Chairman of the Board of RALEIGH PORTFOLIO IG-PPW, LLC**, a North Carolina limited liability company.

This the 9<sup>th</sup> day of July, 2018.

My Commission Expires:

\_\_\_\_\_  
\_\_\_\_\_

Laura S Strickland  
Notary Public

Print Name:

[Affix Notary Stamp or Seal]

Commonwealth of Pennsylvania - Notary Seal  
LAURA S STRICKLAND - Notary Public  
Delaware County  
My Commission Expires Jun 18, 2022  
Commission Number 1284198

**EXHIBIT A****Legal Description****Tract 53 (Presidential Park West - 102):**

Property Address: 2933 South Miami Boulevard, Durham, North Carolina

Parcel Ref No: 157309

PIN: 0749-04-61-3705

File Number: NCFA18-1413

That certain tract of land situated in Durham County, North Carolina with a property address of 2933 South Miami Boulevard, Durham, North Carolina, which tract of land is more particularly described as follows:

BEING all of Lot 102, containing 8.992 acres, as shown on Final Plat for Subdivision, prepared by Kenneth Close, Inc., dated 5/7/99, and recorded in Plat Book 143, Page 175, Durham County Registry.

LESS AND EXCEPT that portion of land as described in that certain plat entitled "Final Right-of-Way Dedication Plat of Miami Boulevard, Parker-Raleigh Development XXXII, LLC" prepared by Kenneth Close, Inc., Land Surveyor dated August 27, 2001 and recorded in Plat Book 155, Page 181, Durham County Registry.

ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a new iron pipe on the western right of way of Miami Boulevard (Old U.S. 70A) (SR 1959) (105' R/W), said iron pipe being South 59°56'18" East 4,486.08 feet from VCGS survey monument "SPILLWAY", said monument having NC grid coordinates (NAD83) of N=794,375.524, E=2,041,903.636, thence from said Beginning point leaving said right of way South 69°17'54" East 936.74 feet to a spike found in asphalt thence along a curve to the left having a radius of 442.14 feet, an arc length of 161.42 feet, and a chord bearing and distance of South 79°45'27" East 160.53 feet to a nail found in asphalt, thence North 89°47'00" East 77.79 feet to a spike found in asphalt on the eastern right of way of Presidential Drive (60' R/W), thence with said right of way South 00°13'00" East 320.47 feet to a new iron pipe, thence leaving said right of way North 87°18'19" West 395.70 feet to a spike found in asphalt, thence North 25°15'41" West 79.15 feet to an existing iron pipe; thence North 69°17'54" West 847.66 feet to a new iron pipe on the western right of way of Miami Boulevard, thence with said right of way North 20°32'49" East 309.74 feet to the point and place of Beginning containing 8.957 Acres more or less.

**TOGETHER WITH** the rights and benefits to the property arising under the Declaration of Easements, Covenants and Conditions (Stormwater) by Parker-Raleigh Development XXXII, LLC dated August 26, 2004 and recorded August 27, 2004 in Deed Book 4521, Page 668, Durham County Registry, amended by Amendment to Declaration of Easements, Covenants and Conditions (Stormwater) by Parker-Raleigh Development, XXXII, LLC and Roshan, LLC dated January 13, 2006 and recorded January 17, 2006, in

Deed Book 5084, Page 884, Durham County Registry.

**TOGETHER WITH** the rights and benefits to the property arising under the Amended and Restated Declaration of Easements, Covenants and Restrictions by Parker-Raleigh Development XXXII, LLC dated January 13, 2006 and recorded January 17, 2006, in Book 5084, Page 847, Durham County Registry, and being re-recorded in Book 5501, Page 810, Durham County Registry.

**TOGETHER WITH** the rights and benefits to the property arising under the Declaration of Easements and Assignment of Certain Declarant Rights by Parker-Raleigh Development XXXII, LLC and Parker-Raleigh Development XXXI, LLC dated January 13, 2006 and recorded January 17, 2006, in Deed Book 5084, Page 816, Durham County Registry.

**TOGETHER WITH** the rights and benefits to the property arising under the Declaration of Stormwater Sewer Easement, dated January 13, 2006, and recorded in Deed Book 5084, Page 919, Durham County Registry, as amended in Book 5288, Page 854, Durham County Registry.

**EXHIBIT B**

**Permitted Exceptions**

All matters of real property public record, to the extent the same remain applicable and in full force and effect, and the rights of tenants under the leases disclosed in writing to Grantee.