

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Nov 02 10:34 AM NC Rev Stamp: \$ 31604.00
 Book: 8301 Page: 479 Fee: \$ 26.00
 Instrument Number: 2017038730
 DEED

DEEDExcise Tax: \$ 31,604.00

Tax Parcel No.: 0728-04-92-3673

This instrument was prepared by [and after recording return to]: DLA Piper LLP (US); 444 West Lake Street, Suite 900, Chicago, Illinois 60606; Attn: Brian Cohen

After recording return to: Grantee

Brief description for the Index:

300 Meredith Drive, Durham, North Carolina 27713

THIS NORTH CAROLINA SPECIAL WARRANTY DEED

is made as of this 31st day of October, 2017, by and between

GRANTOR

BARTLETT RESERVE DURHAM LLC,
 a Delaware limited liability company

Address:

9850 East 30th Street
 Indianapolis, Indiana 46229
 Attention: Alan Symons

GRANTEE

FFI BARTLETT OWNER LLC,
 a Delaware limited liability company

Address:

c/o Focus Healthcare Partners, LLC
 200 West Madison, Suite 2650
 Chicago, Illinois 60606
 Attention: Paul Froning

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 hereby 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 (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

The Property was acquired by Grantor by instrument recorded in Book 7829 at Page 861, in the Durham County 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 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 exceptions listed on Exhibit "B" attached hereto and made a part hereof.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

BARTLETT RESERVE DURHAM LLC,
A Delaware limited liability company

By: Alan Symons
Name: ALAN SYMONS
Title: Auth Signatory

STATE OF INDIANA)

COUNTY OF MARION)

I certify that (each of) the following person(s) personally appeared before me this day, (each) acknowledging to me that he/she/they signed the foregoing document:

ALAN SYMONS
[insert name of signatory(ies)]

Date: October 31, 2017

[Notarial Seal/Stamp]

Kevin L. Newbold
Notary Public

Print Name: KEVIN L. NEWBOLD

My commission expires: 1/3/2020



Exhibit "A"Legal Description

Beginning at an existing iron pipe and control corner having North Carolina Grid Coordinates N = 782,849.4677 and E = 2,029,860.7592; said control corner also being located S 34° 19' 56" West 2,669.37 feet from NCGS Monument "Cricket", thence from said control corner along a common line with Lot 3, Park Place West, as shown on plat recorded in Plat Book 107, Page 58, Durham County Registry, South 02° 04' 51" West 230.41 feet to an existing iron pipe; thence North 88° 59' 59" East 31.46 feet to a new iron pipe in the western right of way of Meredith Drive, thence along said right of way along a curve to the left having a radius of 45.00 feet, an arc length of 64.68 feet, a chord bearing of South 01° 31' 33" West for a distance of 59.26 feet to an existing iron pipe, thence leaving said right of way along a common line with Lot 7, Park Place West as shown on plat recorded in Plat Book 107, Page 58, Durham County Registry, South 88° 59' 59" West 32.59 feet to an existing iron pipe; thence South 02° 04' 51" W 205.96 feet to an existing iron pipe; thence along the common line of the City of Durham North 87° 55' 14" West 1,103.95 feet to a calculated point; thence North 41° 15' 25" West 40.00 feet to a calculated point; thence North 8° 37' 02" East 100.00 feet to a calculated point; thence South 77° 12' 45" East 184.92 feet to a calculated point; thence North 14° 05' 45" West 185.97 feet to a calculated point; thence North 02° 17' 39" East 157.70 feet to a calculated point; thence North 34° 13' 39" West 73.32 feet to a calculated point; thence along the common line with Generation Plaza, LLC (now or formerly) South 88° 15' 54" East 1,033.53 feet to the point and place of BEGINNING as shown on plat entitled "An Alta Survey of Lot 8, Park Place West as Recorded in Plat Book 107, Page 58 Durham County Registry.

The following appears for informational purposes only:
 Commonly known as 300 Meredith Drive, Durham NC, 27713
 2016 Tax Info: PIN #0728-04-92-3673 / Parcel Ref. No. 153945

[Exhibit A]

Exhibit "B"

Permitted Exceptions

1. The lien of all taxes for the year 2018 and thereafter, which are not yet due and payable.
2. The following matter as shown on map or plat recorded in Plat Book 107, Page 58:
 - a) sanitary sewer easement
3. Easements or rights-of-way in favor of General Telephone Company of the Southeast recorded in Book 1261, page 349.
4. Easements or rights-of-way in favor of Duke Power Company recorded in Book 220, Page 49; Book 230, Page 580; Book 1149, Page 440; and Book 1194, Page 441.

[Exhibit B]