

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Oct 10 03:54 PM NC Rev Stamp: \$ 4950.00
Book: 8524 Page: 897 Fee: \$ 26.00
Instrument Number: 2018035623
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,950.00

Recording Time, Book and Page:

Parcel Identifier No.: 104887, 104869, 104870

Tax Lot No.:

Mail after recording to: Grantee:

This instrument was prepared by: Richard F. Prentis, Jr., Attorney-at-Law, 4 Consultant Place, Durham, NC 27707

THIS DEED made the 9th day of October, 2018 by and between

GRANTOR

Sloane Square Development, LLC, a North Carolina limited liability company

GRANTEE

GDCV Durham ID Property Owner, LP, a Delaware limited partnership

Mailing Address: 521 E. Morehead Street, Suite 400, Charlotte, North Carolina 28202

Property Address: 506 Fernway Avenue, 508 Fernway Avenue and 301 Liggett Street, Durham, North Carolina

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.

Submitted electronically by "Stubbs Cole Breedlove Prentis & Biggs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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 Durham County, North Carolina and more particularly described as follows:

BEING that tract or parcel of land described on Exhibit A attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page ____.

The above described property does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Subject to any other liens, encumbrances, restrictive covenants, easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer(s), this day and year first above written.

Sloane Square Development, LLC

By: [Signature] (SEAL)
James Crawford, Manager

STATE OF NORTH CAROLINA
COUNTY OF District of Columbia

I, True undersigned, a Notary Public of the District of Columbia County and State aforesaid, certify that James Crawford personally came before me this day and acknowledged that he is Manager of Sloane Square Development, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 9th day of OCTOBER, 2018.

[Signature]
Notary Public
My Commission Expires: _____

STEVEN M. BUCKMAN
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 14, 2020

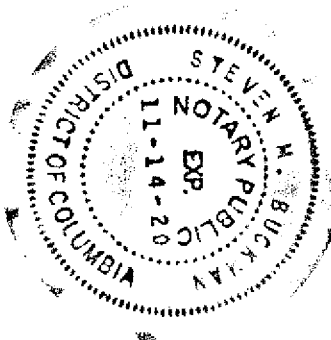


Exhibit A

Tract One: 301 Liggett Street, Durham, NC Parcel ID 104887

All that certain lot or parcel of land situated in Durham County, North Carolina, and more particularly described as follows:

BEGINNING at a stake at the point of intersection of the west side of Liggett Street (formerly Washington Street) with the north side of Fernway Street (formerly Randolph Street) and running thence along and with the north side of Fernway Street North $87^{\circ} 20' 34''$ West 89.30 feet to a stake in the line of Norfolk & Western Railway; running thence along and with the line of Norfolk & Western Railway, North $11^{\circ} 46' 20''$ West 228.10 feet to a stake in the southern property line of Liggett Group, Inc.; running thence South $86^{\circ} 27' 03''$ East 153.60 feet to a stake on the west side of Liggett Street; and running thence along and with the right-of-way of the west side of Liggett Street South $4^{\circ} 35' 23''$ West 218.64 feet to a stake, the place of BEGINNING and being that certain property shown on plat and survey entitled "Property of Liggett group, Inc. Map No. 581, prepared by George C. Love, Jr., Registered Land Surveyor, dated July 3, 1984, to which reference is hereby made for a more particular description of same.

TOGETHER with all right, title and interest of Grantor in and to any streams, alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land, and together with all of the improvements thereon and all privileges, easements and appurtenances thereto belonging.

SAVING AND EXCEPTING all the land covered from BDV II, LLC to City of Durham recorded in Book 4497 at Page 614, Durham County Registry.

Tract Two: 506 Fernway Street, Durham, NC Parcel ID 104870

All that certain lot or parcel of land situated in the City of Durham, City Township, Durham County, North Carolina and more particularly described as follows:

LYING on the northern side of Fernway Avenue (formerly Randolph Street) and being all of Lot 2 of the Property of James R. Patton, as per plat and survey thereof now on file in Plat book 16 at Page 193 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.

This is the same property as transferred by Warranty Deed on 3/16/2004 and recorded 3/16/2004 from Katherine L. Mitchell, Unmarried to BVD II, LLC recorded in Book 4314 at Page 314, Durham County Registry.

Tract Three: 508 Fernway Street, Durham, NC Parcel ID 104569

All that certain lot or parcel of land situated in the City of Durham, City Township, Durham County, North Carolina and more particularly described as follows:

BEGINNING at a stake at the intersection of the northern property line of Randolph Street and the eastern property line of Washington Street, and running thence North $8^{\circ} 15'$ East 96 feet to a stake; thence South $81^{\circ} 51'$ East 39 feet to a stake, the northwest corner of Lot #2 of the map hereinafter referred to; running thence along and with the western line of Lot #2, South $7^{\circ} 40'$ 95.8 feet to a stake in the northern property line of Randolph Street; thence North $62^{\circ} 16'$ West 39.9 feet to a stake the point and place of BEGINNING. The same being Lot #3 of the James R. Patton Property as per survey and map or same made by Hunter Jones, C.E., and recorded in the Office of the Register of Deeds of Durham County in Plat book 16 at Page 193, to which map reference is hereby made for a more particular description of said property, TOGETHER with improvements located thereon. Being the same property as transferred by Warranty Deed from The Provident Bank to BDV II, LLC, recorded in Book 3992 at Page 923, Durham County Registry.