

For Registration Willie L. Covington
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2015 Jun 26 03:02 PM NC Rev Stamp: \$ 5100.00
 Book: 7733 Page: 899 Fee: \$ 26.00
 Instrument Number: 2015020521
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$5,100.00

Parcel Ref. No: 157277
 PIN: 0749-04-51-2693

Mail after recording to: Grantee

This instrument was prepared by:
 Williams Mullen (Attn: Robert Charles Lawson), 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601

Brief Description for the Index: 3020 S. Miami Boulevard

THIS DEED made this 26th day of June, 2015, by and between:

GRANTOR	GRANTEE
<p>Raleigh Portfolio BA, LLC, a North Carolina limited liability company c/o Equus Capital Partners, Ltd. 770 Township Line Road, Suite 150 Yardley, PA 19067</p>	<p>3020 S. Miami Blvd, LLC, a North Carolina limited liability company 15 Rawls Road, Suite 100 Angier, NC 27501</p>

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

Those certain lands as are more particularly described in Exhibit A which is attached hereto and made a part hereof by reference.

Submitted electronically by The Law Office of Patricia S. Home in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5085, Page 906, Durham County Registry.

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

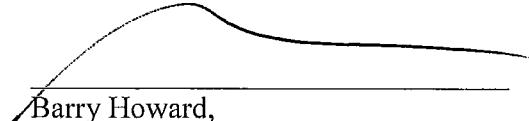
And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than (i) ad valorem taxes for 2015 and subsequent years' ad valorem taxes and (ii) all easements, rights-of-way, covenants, and restrictions of record.

(Signature page follows)

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

Raleigh Portfolio BA, LLC,
a North Carolina limited liability company

By:


Barry Howard,
Chairman of the Board,
Vice President, and
Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Barry Howard as Chairman of the Board, Vice President, and Assistant Secretary of Raleigh Portfolio BA, LLC, a North Carolina limited liability company.

Date: June 22, 2015



Signature of Notary

Mary E Lord

Notary Printed Name

My Commission Expires: 4/26/2019

(Official Seal)

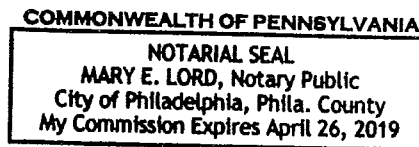


EXHIBIT AProperty Description

That certain tract of land situated at 3020 S. Miami Boulevard, Durham, North Carolina 27703 (with Parcel Ref. No: 157277 and PIN: 0749-04-51-2693) and being more particularly described as follows:

BEGINNING at a concrete monument located in the northern edge of the right of way of Alexander Drive at the point where said right of way begins to turn into the western edge of the right of way of U.S. Highway 70-A (also known as South Miami Boulevard); thence with said right of way of Alexander Drive North $75^{\circ} 32' 19''$ West 224.50 feet to a concrete monument, the southeast corner of the now or formerly S.Q.B. Leasing property; thence North $10^{\circ} 39' 12''$ East 369.82 feet to an iron pipe in the southern property line of land now or formerly owned by Jasper A. Core; thence with said Core line South $76^{\circ} 35' 46''$ East 387.77 feet to an iron pipe in the western edge of the right of way of U.S. Highway 70-A, thence with said right of way U.S. Highway 70-A South $24^{\circ} 8' 52''$ West 16.55 feet to an iron pipe; thence continuing with said right of way of U.S. Highway 70-A in a southwesterly direction along a curve to the right with a radius of 11,409.16 feet, an arc distance of 296.78 feet to an iron pipe; thence with the rights of U.S. Highway 70-A and Alexander Drive South $64^{\circ} 50' 38''$ West 106.61 feet to the point and place of BEGINNING, containing 2.87 acres, as shown on plat of survey entitled "Property Survey for Parker-Raleigh Development 1 Limited Partnership", dated January 16, 1991, revised May 10, 1996 and prepared by William-Pearce & Associates, P.A. – Registered Land Surveyors.