

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2015 Aug 20 01:34 PM NC Rev Stamp: \$ 750.00  
Book: 7770 Page: 118 Fee: \$ 26.00  
Instrument Number: 2015027746  
DEED

**THIS INSTRUMENT PREPARED BY:**

Tracy Grizzell  
GE Capital Franchise Finance Corporation  
8377 E. Hartford Drive, Suite 200  
Scottsdale, AZ 85255

**WHEN RECORDED, RETURN TO:**

First American Title Insurance Company  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
Attn: Kristin Brown, Escrow Officer

Property Tax Identification Number: 235-03-006  
Amount of Transfer Tax Payable: \$ 750.00

740267

**SPECIAL WARRANTY DEED**

This deed, made the 18 day of August, in the year 2015, between GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation, successor by merger with Franchise Finance Corporation of America, a Maryland corporation, formerly known as FFCA Maryland Corp., a Maryland corporation, successor by merger into Franchise Finance Corporation of America, a Delaware corporation, sole shareholder and successor by dissolution of FFCA Acquisition Corporation, a Delaware corporation ("**Grantor**"), whose address is 8377 East Hartford Drive, Suite 200, Scottsdale, Arizona 85255 and LarGerKo, LLC, a North Carolina limited liability company ("**Grantee**"), whose address for the mailing of tax notices from and after the date hereof is 2224 Summit Street, Durham, NC 27717, witnesseth: that in consideration of the sum of Three Hundred Seventy Five Thousand and No/100 Dollars (\$375,000.00), the said Grantor does hereby grant unto the said Grantee, the real estate situated in the City of Durham, Durham County, in the State of North Carolina, legally described on *Exhibit A* hereto, together with the buildings, structures, fixtures and improvements thereon, (collectively, the "**Premises**"), subject to ad valorem taxes general and special assessments for the calendar year in which this deed is given and subsequent years, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, building codes, zoning ordinances, and all other health and safety laws applicable to the Premises, and any and all matters which an accurate survey of the Premises or a physical inspection of the Premises would disclose.



**EXHIBIT A  
LEGAL DESCRIPTION**

The Premises is located at 3029 Auto Drive, Durham, North Carolina 27707, and is legally described as follows:

BEING all of Parcel "B", Beacon Ridge, according to Plat Book 125 at Page 171, Durham County Registry. More particularly described as follows:

Beginning at an existing iron pin at the northeast right-of-way of an existing street with a 45' wide right-of-way and Auto Drive, and runs thence with said right-of-way N 53°33'51" W. 28.81' to an existing disturbed iron pin on the east right-of-way line of Auto Drive; thence, with said right-of-way line N 05°02'44" E. 183.13' to a concrete nail set in the concrete gutter line at the southeast right-of-way of an unnamed street and Auto Drive; thence, with the southern right-of-way of the unnamed street and the southern line of Lot D, as shown on PB 125 at PG 171, N 78°41'01" E. 192.59' to a new iron pin set at the back of the street curb; thence, leaving the street and with the west line of the main portion of Lot D, S 08°14'13" E. 208.83' to a new iron pin set in the northern right-of-way line of an existing street with a 45' wide easement; thence, with said street line, S 81°45'47" W. 213.90' to the point of beginning, and containing 1.00 acre.

Together with a non-exclusive easement for ingress, egress and regress pursuant to that certain Declaration of Easements recorded in Book 1169, Page 836.