

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Nov 19 04:49 PM NC Rev Stamp: \$ 15768.00
Book: 8549 Page: 331 Fee: \$ 26.00
Instrument Number: 2018040269
DEED

SPECIAL WARRANTY DEED

Revenue Stamps: \$ 15,768.00

Tax Parcel ID No: 0833-13-14-3484

Mail after recording to: Grantee

This instrument was prepared by: Daniel Kronberg, Polsinelli, 100 S. Fourth Street, Suite 1000, St. Louis, 63102

Brief description for the Index: Lot E, containing 8.25 acres, Oxford Commons Subdivision, Plat Book 117, Page 70

THIS DEED, made this the 29 day of October, 2018, by and between , and effective as of November 15, 2018

GRANTOR: Durham LLC, an Illinois limited liability company
910 Skokie Boulevard, Suite 225, Northbrook, IL 60062

GRANTEE: Carver Propco, LLC, a North Carolina limited liability company
c/o CCH Healthcare LLC, 100 Route 70, Suite 3, Lakewood, NJ 08701, Attn: Jacob Stern

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, all that certain lots or parcels of land situated in the City of Durham, County of Durham, State of North Carolina, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, fixtures and other real property improvements located on said real property; and the benefits and appurtenances on or appertaining to said real property and improvements (the "Property") and subject to the exceptions set forth on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions")

SEE ATTACHED EXHIBIT A

The Property hereinabove described does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, except for Permitted Exceptions.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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submitted electronically by "Better Research LLC National"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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

DURHAM LLC, an Illinois limited liability company

By: Thomas R. Neshek (SEAL)

Name: Thomas R. Neshek

Title: Manager

STATE OF Wisconsin
County OF Walworth ss.

On this 24th day of October, 2018, before me personally appeared Thomas R. Neshek, to me personally known, who, being by me duly sworn, did say that he is the Manager of Durham LLC, an Illinois limited liability company, and that this instrument was signed on behalf of said limited liability company, by authority of its Members, and that said instrument is the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Nancy Farley
Notary Public
Print Name: Nancy Farley
My Commission Expires: 3-28-20

EXHIBIT A

(LEGAL DESCRIPTION)

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

Being all of Lot(s) E, containing 8.25 acres, Oxford Commons Subdivision, as shown on plat recorded in Plat Book 117, Page 70, Durham County Registry.

EXHIBIT B

(PERMITTED EXCEPTIONS)

1. Real Estate Taxes, Special Assessments or Taxes;
2. Discrepancies, variances, shortages or overages in the acreage of the Property;
3. 50 foot Transitional Buffer shown on map or plat recorded in Plat Book 117, Page 70, and shown on Bock and Clark Survey known as B&C Project No. 201801912, 001;
4. Matters arising through, out of, or in connection with Grantee or any party claiming through Grantee;
5. Stormwater Facility Operation and Maintenance Permit Agreement City Version 2-1195 recorded in Book 2781, Page 14; and
6. Rights of residents of the facility located on the Property in possession.