

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 Sep 03 02:47 PM NC Rev Stamp: \$ 2700.00
Book: 7780 Page: 788 Fee: \$ 26.00
Instrument Number: 2015029680
DEED

Prepared by: William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579 (without benefit of title exam)

Mail after recording to: Grantee

Address: 305 S. Roxboro St.
Parcel Nos.: 103370
Excise Tax: \$2,700

Submitted electronically by Morris Russell Eagle Worley in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

STATE OF NORTH CAROLINA

COUNTY OF DURHAM

THIS DEED is made this 2nd day of September, 2015, by and between:

GRANTOR: BFM Enterprises, LLC, a North Carolina limited liability company
PO Box 3658
Durham, NC 27702

and

GRANTEE: SCP 305 Roxboro, LLC, a North Carolina limited liability company
3201 Old Glenview Road, Suite 301
Wilmette, IL 60091

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.)

THE 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 real property lying and being in Durham County, North Carolina, and more particularly described as follows (and being hereinafter referred to as the "Property"):

See **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

AND THE 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 whomsoever claiming by, under or through Grantor, except for: ad valorem taxes for 2015 and subsequent years; matters shown on recorded plats; matters that would be disclosed by a current and accurate survey of the Property; and easements, covenants and restrictions of record.

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

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

GRANTOR:

BFM Enterprises, LLC

By: [Signature] (seal)
Name: Timothy H Brooks
Title: manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Timothy H. Brooks

Date: 9/2/15

[Signature]
Notary Public

Print Name: William A. Anderson III

My Commission Expires: 2/2/19

[Official Seal]

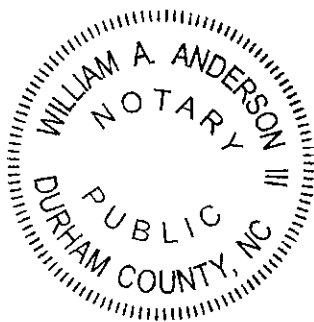


EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at a monument on the eastern property line of Roxboro Street, said monument being located N 27° 54' 35" E along the eastern property line of Roxboro Street a distance of 29.00 feet from the northern property line of Dillard Street extended, and running N 27° 54' 35" E along said eastern property line of Roxboro Street a distance of 71.44 feet to a monument on the southern property line of Joseph H. Allen; thence S 64° 24' 00" E along said southern property line of Joseph H. Allen a distance of 82.31 feet to an iron pin at the southwest corner of C. W. Walters, Inc., thence S 64° 24' 00" E along the southern property line of C. W. Walters, Inc., a distance of 246.66 feet to an iron pin; thence S 44° 53' 58" E a distance of 48.00 feet to an iron pin on the western property line of the Redevelopment Commission of the City of Durham, Lot 3, Blk. A; thence S 35° 03' 59" W a distance of 100.33 feet to an iron pin on the northern property line of Dillard Street; thence N 62° 05' 04" W along the northern property line of Dillard Street a distance of 333.06 feet to a monument; thence in a northerly direction, along an arc to the right, said arc having a radius of 29.00 feet, a distance of 45.55 feet to the monument at the BEGINNING and containing 0.9108 acres.

For further description, see map showing Poplar Street closing, prepared by the Department of Transportation and Utilities, City of Durham, North Carolina, Norman A. Beaver, Registered Land Surveyor No. L-1132, said map dated June 19, 1980 and recorded in the office of the Register of Deeds of Durham County in Plat Book 97, Page 160.

SUBJECT TO a sewer easement in favor of the City of Durham as follows:

BEGINNING at a concrete monument on the eastern right-of-way line of Roxboro Street and the northern right-of-way line of Poplar Street, and running S 64° 24' 00" E along the northern right-of-way line of Poplar Street a distance of 106.00 feet to a point; thence S 25° 36' W a distance of 30.00 feet to a point on the South right-of-way line of Poplar Street; thence N 64° 24' 00" along the South right-of-way line of Poplar Street a distance of 107.21 feet to a point on eastern right-of-way line of Roxboro Street; thence N 27° 54' 35" E along the eastern right-of-way line of Roxboro Street a distance of 30.02 feet to a concrete monument, said concrete monument being the place and point of BEGINNING.

Prior reference: Book 1039, Page 722
Address: 305 S. Roxboro St.
PID: 103370