

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jun 11 02:43 PM NC Rev Stamp: \$ 7700.00
Book: 8442 Page: 905 Fee: \$ 26.00
Instrument Number: 2018019884
DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$7,700.00

Parcel ID # 0821-12-95-7644

Mail/Box to: GRANTEE

This instrument was prepared by: Harris & Hilton, P.A. (Without Benefit of Title Exam/Tax Advice)

Brief description for Index: 305 S. Roxboro

THIS DEED made this 7 day of June, 2018, by and between:

GRANTOR	GRANTEE
SCP 305 Roxboro, LLC A North Carolina limited liability company	6055 PICO, LLC a California limited liability company
305 South Roxboro Street, Durham, NC 27701	c/o Weatherspoon & Voltz LLP, Attn: Elizabeth W. Voltz, 3700 Glenwood Avenue, Suite 250, Raleigh, NC 27612.

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 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:

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED BY REFERENCE.

The property described above was acquired by Grantor by instrument recorded in Book 7780, Page 788
A map showing the above described property is recorded in Book of Maps 97, Page 160.

All or a portion of the property conveyed is not a principal 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 Grantee in fee simple.

Submitted electronically by Weatherspoon & Voltz LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

The Grantor covenants with the 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, except for exceptions stated herein as follows:

SEE EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR PERMITTED EXCEPTIONS.

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


SCP 305 ROXBORO, LLC
a North Carolina limited liability company

By: SCP REALTY FUND II – 305 Roxboro, LLC, a Delaware limited liability company, its member

By: SCP Realty Fund II, L.P., a Delaware limited partnership, its sole member

By: SCP Partners II GP, LLC, a Delaware limited liability company, its general partner

By: Shiner Capital Partners, L.L.C., an Illinois limited liability company, its manager

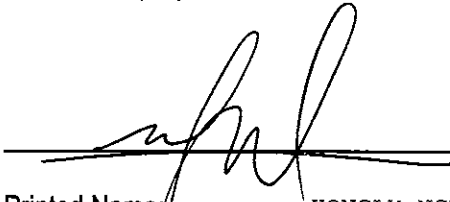
By:  (SEAL)
Name: Philip Slovitt, Member of the Board of Managers

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a DRIVER LICENSE and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Philip Slovitt

Date: 06/07/2018

(Official Seal)


Printed Name: HONGLY NGUYEN
My commission expires: NOVEMBER 10, 2020

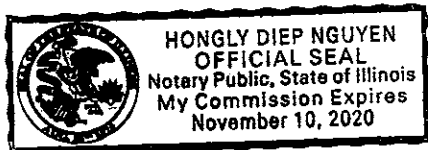


Exhibit A

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. I.-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

Exhibit B

1. Property taxes for the year 2018 and subsequent years which are not yet due and payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the title disclosed by plat(s) recorded in Plat Book 97 Page 160.
3. Sewer easement to City of Durham recorded in Book 1039 Page 772, Durham County registry.
- 4.

Covenants, conditions, restrictions, easements, and liens provided for in Declaratory Statement of Covenants to Run with Land: Hayti-Elizabeth Street Renewal Area Project No. N.C. R-54 recorded in Book 406, page 318, together with associated certificate of completion recorded in Book 1057, page 78, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.