

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2019 Dec 23 04:42 PM**  
**Book: 8834 Page: 952**  
NC Rev Stamp: \$ 6760.00 Fee: \$ 26.00  
Instrument Number: 2019047922  
DEED

SPECIAL WARRANTY DEED

Excise Tax \$ 6,710.00

Mail after recording to Grantee

This instrument was prepared by Michael J. Ovsievsky, Esq., Morningstar Law Group, 421 Fayetteville Street, Suite 530, Raleigh, North Carolina 27601 (without title examination)

Brief description for the Index: Plat Book 200, Page 269, New Lot 2; and Plat Book 202, Page 207, New Lot 4

THIS SPECIAL WARRANTY DEED is made effective as of the 23 day of December, 2019, by and between MEASUREMENT HOLDING LLC, a North Carolina limited liability company (the "Grantor"), and GDCV DURHAM ID PROPERTY OWNER, LP, a Delaware limited partnership with a mailing address of c/o Greystar, 18 Broad Street, Suite 300, Charleston, SC 29401, Attn: Ben Liebetau (the "Grantee").

WITNESSETH:

That 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 on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belong 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, except for the exceptions hereinafter stated: (i) ad valorem real estate taxes for the year of the closing and subsequent years not yet a lien on the Property, (ii) all easements and rights of ways, covenants, agreements, restrictions, development agreements, or other matters affecting the Property which are of record in the Durham County Register of Deeds, (iii) all site plans, development plans, zoning

Submitted electronically by "Kennon Craver, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.