

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2021 Mar 26 01:06 PM
Book: 9276 Page: 546
NC Rev Stamp: \$ 32600.00 Fee: \$ 26.00
Instrument Number: 2021014983
DEED

Prepared by:

Elizabeth W. Voltz
Weatherspoon & Voltz LLP
3700 Glenwood Avenue, Suite 250
Raleigh, NC 27612
(without title examination)

Return to:

HTA-3116 North Duke Street MOB, LLC
c/o Healthcare Trust of America, Inc.
Attention: Hope Ross
16435 North Scottsdale Road, Suite 320
Scottsdale, Arizona 85254

Return to:
Von Crook
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
770-916-4347 AC252102175V

Excise Tax \$32,600.00
Parcel ID/PIN # 0823-16-84-1347

Brief description for the Index: Lot A, Plat Book 159, Page 127, Durham County Registry

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of this 26th day of March, 2021, between **DS DURHAM LLC**, a North Carolina limited liability company whose address is 131 West 35th Street, 6th floor, New York, NY, 10001, as Grantor, and **HTA-3116 NORTH DUKE STREET MOB, LLC**, a Delaware limited liability company whose address is HTA-3116 North Duke Street MOB, LLC, c/o Healthcare Trust of America, Inc., 16435 North Scottsdale Road, Suite 320, Scottsdale, Arizona 85254, as Grantee (the words "Grantor" and "Grantee" include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, the property described

submitted electronically by "First National Financial Title Services, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.