

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
**2022 Jan 13 09:06 AM**  
**Book: 9587 Page: 356**  
NC Rev Stamp: \$ 44700.00 Fee: \$ 26.00  
Instrument Number: 2022001724  
DEED

Submitted electronically by Stewart Title Guaranty - Commercial Services 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

Excise Tax \_\_\_\_\_

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 137081

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_,

By \_\_\_\_\_

Mail after recording to Grantee

This instrument was prepared by Samuel Konigsberg, Esq.

Brief description for the Index

THIS DEED made this \_\_\_\_\_ day of January, 2022, by and between

GRANTOR	GRANTEE
<p><b>SOUTHCOURT OPERATING LLC</b>, a Delaware limited liability company Address: c/o Gemini-Rosemont Commercial Real Estate 2000 Avenue of the Starts, Ste 550-N Los Angeles, California 90067</p>	<p><b>CC SOUTHCOURT, LLC</b>, a Delaware limited liability company Address: 601 South Tryon Street, Suite 800 Charlotte, North Carolina 28202</p>

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, that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows:

See EXHIBIT A attached hereto and made a part hereof.

The property hereinabove described is the same property acquired by Grantor by instruments recorded in Book 8062 at Page 433 and Book 8062 at Page 441 in the Durham County Public Registry.

All or a portion of the property herein conveyed  includes or  does not include the primary residence of a 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.


And 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 the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See **EXHIBIT B** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its duly authorized officer as of the day and year first above written.

**SOUTHCOURT OPERATING LLC**, a Delaware limited liability company

By:   
Name: Jason Kuester  
Title: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

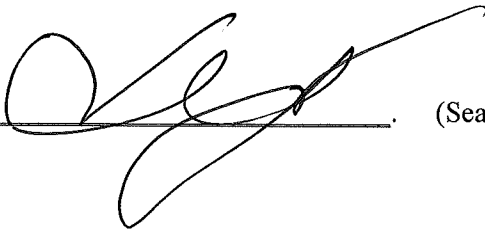
State of California

County of Los Angeles

On Jan 6, 2022 before me, Katsiaryna Papova (insert name and title of the officer), personally appeared Jason Kuester, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

BEGINNING AT THE NORTHWESTERN CORNER OF "TRACT B" OF THE PROPERTY OF SOUTH COURT, LLC AS SHOWN ON THE SURVEY THEREOF ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR SOUTH COURT, LLC OF 3211 SHANNON ROAD TRACT "B" JOE M. HARRIS RECOMBINATION SURVEY" PREPARED BY GREENHORNE & O'MARA, INC. AND DATED APRIL 9, 2003, WHICH SUCH POINT IS ALSO THE SOUTHWESTERN CORNER OF THE "HARRIS TRACT" AS SHOWN ON THE PLAT AND SURVEY ENTITLED "NEW INGRESS/EGRESS ACCESS SURVEY; PROPERTY OF JOE M. HARRIS AND SOUTH COURT, L.L.C., PREPARED BY RILEY SURVEYING, P.A., DATED JULY 14, 1998 AND RECORDED IN PLAT BOOK 141 AT PAGE 169 OF THE DURHAM COUNTY REGISTRY; BEING THE PLACE AND POINT OF BEGINNING AND RUNNING THENCE SOUTH 46 DEGREES 19 MINUTES 09 SECONDS EAST 302.16 FEET TO A POINT; THENCE SOUTH 84 DEGREES 41 MINUTES 48 SECONDS EAST 80.00 FEET TO A POINT IN THE COMMON LINE WITH THE PROPERTY OWNED BY "NATIONAL PROPERTY INVESTORS 7" (DEED BOOK 225 AT PAGE 569) AND THENCE RUNNING WITH COMMON LINE WITH NATIONAL PROPERTY INVESTORS 7 SOUTH 5 DEGREES 18 MINUTES 12 SECONDS WEST 456.57 FEET TO A POINT IN THE COMMON LINE WITH PROPERTY OWNED BY "SHANNON MANOR APARTMENTS" (DEED BOOK 397 AT PAGE 272), AND THENCE RUNNING ALONG THE COMMON LINE WITH SHANNON MANOR APARTMENTS NORTH 88 DEGREES 08 MINUTES 58 SECONDS WEST 628.47 FEET TO A POINT; THENCE NORTH 29 DEGREES 16 MINUTES 00 SECONDS EAST 538.66 FEET TO THE PLACE AND POINT OF BEGINNING, AND BEING ALL OF "TRACT B" AS SHOWN ON THE SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR SOUTH COURT, LLC OF 3211 SHANNON ROAD TRACT "B" JOE M. HARRIS RECOMBINATION SURVEY" PREPARED BY GREENHORNE & O'MARA, INC. AND DATED APRIL 9, 2003 AND CONTAINING 6.3660 ACRES AND LOCATED AT 3211 SHANNON ROAD, DURHAM, NORTH CAROLINA 27707.

TOGETHER WITH ALL OF THE APPURTENANT EASEMENTS GRANTED IN THE "TERMINATION OF CROSS ACCESS EASEMENT, NEW DEED OF NON-EXCLUSIVE CROSS ACCESS EASEMENT, GRANT OF CONSTRUCTION, PERMANENT USE, PARKING, SIGN AND FACILITY MAINTENANCE EASEMENTS" WHICH IS OF RECORD IN DEED BOOK 2528 AT PAGE 730, WHICH SUCH EASEMENTS ARE SHOWN ON THE PLAT OF SURVEY BY RILEY SURVEYING, P.A., DATED JULY 14, 1998, AND ENTITLED NEW INGRESS/EGRESS ACCESS SURVEY, PROPERTY OF JOE M. HARRIS AND SOUTH COURT, L.L.C., WHICH IS OF RECORD IN THE DURHAM COUNTY REGISTRY IN PLAT BOOK 141 AT PAGE 169.

**EXHIBIT B  
EXCEPTIONS TO TITLE**

1. Taxes for the year 2022, and subsequent years, which are not yet due and payable.
2. Rights of tenants in possession under unrecorded leases as identified in the attached rent roll, with no rights or options to purchase the insured property.
3. Any inaccuracy in the area, square footage or acreage of the Land or attached plat, if any. The Company does not insure the area, square footage or acreage of the Land.
4. Easements, setback lines and any other matters shown on plat(s) recorded in Plat Book 121, Page 9 and Plat Book 141, Page 169, Durham County Registry, as shown on the Survey.
5. Easement(s) and/or Right(s) of Way in favor of Duke Power Company recorded in Book 1465, Page 235, Durham County Registry.
6. Easement(s) for culvert headwall contained in Deeds recorded in Book 1484, Page 964 and Book 1488, Page 193, Durham County Registry, as shown on the Survey.
7. Terms and conditions of Termination of Cross Access Easement, New Deed of Non-Exclusive Cross Access Easement, Grant of Construction, Permanent Use, Parking, Sign and Facility Maintenance Easements recorded in Book 2528, Page 730, Durham County Registry, as shown on the Survey.
8. The ALTA/NSPS Land Title Survey prepared by Ronald D. Carpenter, PLS No. L-2458, of Triangle Surveyors, dated December 28, 2021, and designated Job No. 21204.00 (the "Survey"), discloses the following:
  - a. Electrical line, utility pole, power pole, transformer, light pole, sanitary sewer line, sanitary sewer manhole, storm sewer line, storm structure, storm manhole, water line, water valve, water meter, monitoring well, drain inlet, curb inlet, clean out, backflow preventer, sign, fire hydrant, setback lines
  - b. Possible easements for underground sewer, water and utility facilities not shown
  - c. Wooden privacy fence along eastern boundary
  - d. Wooden privacy fence and chain link fence along southern boundary