

FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2017 FEB 13 03:39:52 PM
 BK:8124 PG:293-296
 DEED
 FEE: \$26.00
 EXCISE TAX: \$10,000.00
 INSTRUMENT # 2017004791
 APRILJ



2017004791

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$10,000

Parcel ID No. **103028**

The property herein conveyed is not Grantor's primary residence. (NCGS §105-317.2)

After recording: MAIL TO GRANTEE

This instrument was prepared by: Nelson Mullins

Brief description for the Index:

THIS DEED made this ~~10~~¹¹ day of February, 2017, by and between:

<p>GRANTOR: FOSTER STREET PARTNERS, LLC 807 E. Main St. Durham, NC 27701</p>	<p>GRANTEE: FOSTER RETAIL LLC c/o The Seng Company 403 W. Ponce de Leon Avenue Suite 218, Decatur, GA 30030</p>
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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, Durham County, North Carolina and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"):

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

AND THE GRANTOR covenants with the Grantee that Grantor is seized of the Property in fee simple, has done nothing to impair such title as Grantor received, and that 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 is subject to the exceptions listed in Exhibit B, attached hereto and incorporated herein by reference.


IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name, and delivered as of the date indicated on the first page of this Deed.

The property conveyed herein is not the primary residence of the Grantor.
GRANTOR:

FOSTER STREET PARTNERS, LLC, a North Carolina limited liability company

By: Bluestone & Rothschild, LLC, its managing member

By: Scientific Properties, LLC, its managing member

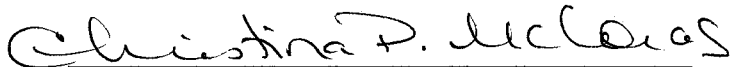
By: 
Garril Kueber, Limited Manager

State of NC County of WAKE

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing document in the capacity indicated and for the purposes stated therein: Garril Kueber, Limited Manager of Scientific Properties, LLC, the managing member of Bluestone & Rothschild, LLC, the managing member of Foster Street Partners, LLC.

Date: 2.10, 2017

(Stamp or Seal)



Signature of Notary

Printed Name: CHRISTINA P. MCCOMAS

My commission expires: 2.17.18

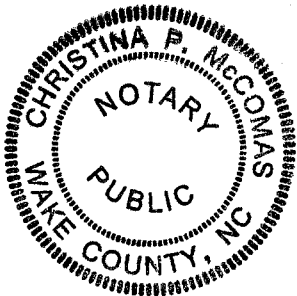


EXHIBIT A

THE PROPERTY

All of the property shown on BOUNDARY SURVEY TRICHIX, LLC in Plat Book 148, Page 135, Durham County Registry, to which reference is hereby made for a more particular description of the same.

EXHIBIT B

1. The lien of ad valorem taxes for 2017, prorated at the recordation of this Deed with Grantor's prorate share credited to Grantee, and subsequent years.
2. All assessments, restrictions, reservations, covenants, conditions, liens, rights of way, and easements, if any, relating to the Property.
3. All zoning and land use laws, regulations, and ordinances of municipal and/or other governmental authorities.
4. Any liens for work performed or materials furnished to the Property by Grantee or others acting through or on behalf of Grantee.
5. The following matter(s) as shown on survey by Stephen D. Puckett, dated September 30, 2016, last revised , 2017, and any easement(s) or right(s)-of-way associated therewith:
 - a. Various utility lines for water, electricity, fiber optic and sanitary sewer located on the Land;
 - b. Encroachment of electric meter affixed to wall;
 - c. 0.4' concrete drive encroachment;
 - d. 0.1' wall encroachment onto insured property;
 - e. Sewer cleanouts, electric panel boxes; panel power box, water meter and fences located as shown;
 - f. Curb cuts into Foster Street and Rony Street;
 - g. 0.4" block wall encroachment; and
 - h. 0.8' title overlap with 320 Rony Street.
7. Storm sewer easement recorded in Book 138, Page 99.
8. Party Wall Agreement recorded in Book 108, Page 598.
9. Terms of that deed relinquishing party wall recorded in Book 2028, Page 733.
10. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 119, Page 170 and Plat Book 148, Page 135.
11. Memorandum of Master Lease by and between Foster Street Partners, LLC, Lessor and Bluestone & Rothschild, LLC, Master Tenant recorded in Book 3360, Page 453 and affected by that Correction to Memorandum of Master Lease recorded in Book 3406, Page 148.
12. Ordinance designating the property as an historic landmark recorded in Book 6475, Page 422.
13. Easement in favor of 401 Foster Street, LLC recorded in Book 7818, Page 135.