

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2014 FEB 27 01:38:51 PM  
BK: 7447 PG: 781-784  
DEED  
FEE: \$26.00  
EXCISE TAX: \$15,371.00  
INSTRUMENT # 2014005217  
SCEARNEL



\$15,371.00 Excise Tax Recording Time, Book and Page

Tax Lot No. 157961 Parcel Identifier No. 0747-04-63-0066

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_

~~Mail after recording to-~~ \_\_\_\_\_

This instrument was prepared by Ann Marie Vera of Crown Realty & Development, Inc., 18201 Von Karman Avenue, Suite 950, Irvine, California 92612

Brief description for the Index Lot S4, Imperial Center, Durham County, NC

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**THIS DEED** made this 26<sup>th</sup> day of February, 2014, by and between

**GRANTOR**

CROWN EXCHANGE ASSOCIATES, LLC,  
a Delaware limited liability company  
18201 Von Karman Avenue, Suite 950  
Irvine, California 92612

**GRANTEE**

DURHAM EXCHANGE PLACE, LLC,  
a Delaware limited liability company  
260 Franklin Street, Suite 1520  
Boston, Massachusetts 02110

Return To:  
First American Title Insurance-NCS  
201. South College Street, Suite 1500  
Charlotte, NC 28244  
Attn: 635243-08

**WITNESSETH**, that the Grantor, for 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 its interest in that specific land situated in the County of Durham, State of North Carolina more particularly described as follows:

Please see Exhibit "A" attached hereto and made a part hereof.

The property herein above described was acquired by Grantor by instrument recorded in Book 5830, Page 520-523, Register of Deeds in Durham County, North Carolina.

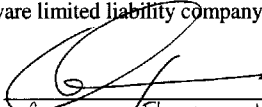
**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land belonging to the Grantee in fee simple.

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 herein above described is **SUBJECT TO** any and all prior liens, unpaid taxes, special assessments, restrictions, easements of record, and other encumbrances, and all matters of record.

**IN WITNESS WHEREOF**, this instrument is executed and delivered this 26<sup>th</sup> day of February, 2014.

CROWN EXCHANGE ASSOCIATES, LLC,  
a Delaware limited liability company

By:   
Name: Robert Flaxman  
Title: Authorized signatory

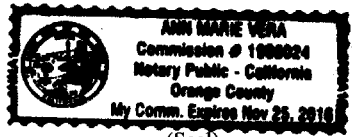
State of California  
County of Orange

On February 24, 2014 before me, Ann Marie Vera, a Notary Public,  
(here insert name and title of the officer)

personally appeared Robert A. Flaxman,  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(☉) whose  
name(☉) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/their signature(☉) on the instrument the  
person(☉), or the entity upon behalf of which the person(☉) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Ann Marie Vera*



(Seal)

EXHIBIT "A"  
TO  
DEED  
LEGAL DESCRIPTION

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows: Being Lot S4 as shown on a map entitled "Lot S4 Imperial Center", prepared by Kenneth Close, Inc. and recorded in Plat Book 107, Page 65, Durham County Registry.