

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2014 AUG 08 02:53:07 PM  
BK:7546 PG:38-41  
DEED  
FEE: \$26.00  
EXCISE TAX: \$1,100.00  
INSTRUMENT # 2014024147  
APRIL 1



EXCISE TAX: RECORDING TIME, BOOK AND PAGE

TAX ID NO. 330-02-005 PARCEL IDENTIFIER NO. 128677

VERIFIED BY DURHAM COUNTY ON THE \_\_\_ DAY OF AUGUST, 2014

BY \_\_\_\_\_

**SPECIAL WARRANTY DEED**

**PREPARED BY:**  
Anne Page Watson  
Law Offices of Anne Page Watson, PLLC  
3400 Croasdaile Drive #205  
Durham, NC 27705

**WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:**  
88 INVESTMENT GROUP, LLC  
Attn: Shing Yeung  
3609 Keohane Drive  
Durham, NC 27705

FOR A VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged 3310 ROXBORO ROAD LLC, an Oregon limited liability company ("Grantor"), hereby grant, bargain, sell and convey to 88 INVESTMENT GROUP, LLC, a North Carolina limited liability company ("Grantee"), the real property located in the City of Durham, County of Durham, State of North Carolina, described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Real Property").

The Real Property was acquired by Grantor by instrument recorded in Deed Book 7207 at Page 654, Durham County Registry.

A map showing the above described property is recorded in Plat Book 3, page 143.

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.

1 - SPECIAL WARRANTY DEED

And the Grantor covenants with the Grantee, that Grantor has 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:

APPLICABLE ZONING; ANY EASEMENTS AND RIGHTS OF WAY FOR SERVICE LINES, ROADS AND UTILITIES AS MAY BORDER OR CROSS THE PROPERTY, INCLUDING THE SUBDIVISION STREETS AS SHOWN ON RECORDED PLAT; ANY EASEMENTS RESERVED IN THE RESTRICTIVE COVENANTS, INCLUDING HOMEOWNERS ASSOCIATION PROVISIONS; APPLICABLE RESTRICTIVE COVENANTS OF RECORD AND STREET ASSESSMENTS; 2013 REAL PROPERTY TAXES; SUBJECT TO MATTERS THAT COULD BE REVEALED BY AN ACCURATE AND CURRENT PHYSICAL SURVEY AND BOUNDARY SURVEY OF THE PROPERTY.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

USE BLACK INK ONLY

GRANTOR:

3310 ROXBORO ROAD LLC,  
an Oregon limited liability company

By: StanCorp Mortgage Investors, LLC,  
an Oregon limited liability company  
Its Manager *Mark Fisher*

*KPS*  
By: *Mark Fisher*  
Name: Mark Fisher  
Title: Vice President + Managing Director

ATTEST:

By: *Caleb Coffman*  
Name: Caleb Coffman  
Title: Manager of SMT Operations



**EXHIBIT "A"**  
(Property Description)

BEING all of Lots 6, 7, 8, 23, 24 and 25 as shown on plat and survey recorded in Plat Book 3, Page 143, Durham County Registry.

Save and except for that portion deeded to the Department of Transportation in Deed Book 1419 at Page 527, Durham County Registry.