

FOR REGISTRATION  
Sharon A. Davis  
REGISTER OF DEEDS  
Durham County, NC  
2016 AUG 16 02:48:56 PM  
BK:8000 PG:96-98  
DEED  
FEE: \$26.00  
EXCISE TAX: \$860.00  
INSTRUMENT # 2016027933  
APRILJ



2016027933

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ 860.00 Recording Time, Book and Page \_\_\_\_\_  
Tax Lot No. part of 196397 \* Mail after recording to: Harbor City Title Insurance  
Verified by \_\_\_\_\_ County of \_\_\_\_\_ Agency, Inc., 6201 Fairview Road, Suite 325,  
by \_\_\_\_\_ Charlotte, NC 28210; File No. 1403-2080

Mail after recording to ~~First American Title Insurance Company, Attn: Katrina Knutson, 801 Nicollet Mall, Suite 1900,~~  
Minneapolis, MN 55402

This instrument was prepared by Angelita Hernandez, Target Corporation, 1000 Nicollet Mall, Minneapolis, MN 55403

Brief description for the Index  
Parcel 10A, Deed Book 196, Page 173

THIS DEED made this 16 day of August, 2016, by and between

GRANTOR  
  
TARGET CORPORATION,  
A Minnesota corporation  
  
Address: Attn: Target Properties/Real Estate  
Portfolio Management, 1000 Nicollet Mall, Minneapolis,  
MN 55403

GRANTEE  
  
LLL Properties, LLC, a North Carolina limited liability company  
  
Address: 4311 Forest Edge Trail  
Durham, NC 27705

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 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").

The subject property IS NOT the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Durham County Registry, North Carolina, on June 26, 2003 as instrument #2003038950, recorded in Book 3970, Page 25

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.

1. Real estate taxes and installments of special assessments not yet due and payable;
2. All matters of record, including but not limited to that certain Operation and Easement Agreement recorded June 26, 2003 as Document No. 2003038951 in Book 3970, Page 30, as amended, and Agreement and Covenants Regarding Storm Sewer System Repair and Maintenance recorded January 23, 2004 as Instrument No. 2004004038 in Book 4258, Page 790;
3. All matters that would be disclosed by an accurate survey of the Property; and
4. Acts of Grantee.

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

USE BLACK INK ONLY

TARGET CORPORATION, a Minnesota corporation

By: *[Signature]* (SEAL)  
 Name: James L Tucker  
 Title: Sr Director Real Estate Target Corporation

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

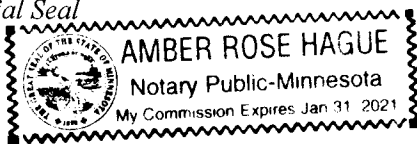
I, Amber Rose Hague, a Notary Public of the County and State aforesaid, do hereby certify that James L Tucker, either being personally known to me or proven by satisfactory evidence, who is the Sr Director Real Estate of TARGET CORPORATION, a Minnesota corporation, personally appeared before me this day and acknowledged that he/she is the Sr Director Real Estate of TARGET CORPORATION and that he/she being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

Witness my hand and official seal, this 1st day of August, 2016.

*[Signature]*  
 Notary Public

My commission expires: January 31, 2021

Official Seal



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Being all that tract or parcel of land located in the City of Durham, Durham County, North Carolina, shown as Parcel 10A on that plat entitled Resubdivision of Parcel #10 (PB. 159, Pg. 17) Target Corporation PIN #0810-10-26-0790 South Square Shopping Center, recorded in Book 196, Page 173