

For Registration Willie L. Covington  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2015 Sep 08 01:53 PM NC Rev Stamp: \$ 4200.00  
 Book: 7782 Page: 228 Fee: \$ 26.00  
 Instrument Number: 2015029995  
 DEED

Excise Tax \$ 4,200.00 | Recording Time, Book and Page

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Parcel No. 0823-12-76-9381

Verified By: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 2015  
 by \_\_\_\_\_

Mail after recording to: Johnston, Allison & Hord, PA, 1065 East Morehead, Charlotte, NC 28204  
 This instrument was prepared by: Johnston, Allison & Hord, P.A. (BJS)

Brief description for the index

3500 N. Duke Street
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**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made this 4<sup>th</sup> day of September, 2015, by and between

GRANTOR

GRANTEE

C4 ELION, LLC,  
 a Delaware limited liability company

RLR-NC Investments, LLC

Address:  
 201 South College Street, Suite 1300  
 Charlotte, NC 28244

Address:  
 11355 West Olympic Blvd., Suite 100  
 Los Angeles, CA 90064

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 City of Durham, Durham County, North Carolina and more particularly described as follows:

*See Exhibit "A" attached hereto and incorporated herein by reference.*

The property is not the primary residence of the Grantor (N.C.G.S Section 105-317-2).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7298, Page 239, Durham County Register of Deeds.

A map showing the above described property is recorded in Map Book \_\_\_\_, Page \_\_\_\_.

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, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record, zoning and subdivision ordinances and the lien of ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

C4 ELION, LLC  
a Delaware limited liability company

By: C4 Molior, LLC,  
a North Carolina limited liability company,  
its Administrative Member

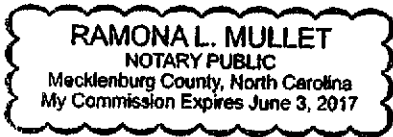
By: Timothy B. Sittman, Manager

State of North Carolina  
County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that TIMOTHY B. SITTEMA, personally came before me this day and acknowledged that he is the Manager of C4 Molior, LLC, the Administrative Member of C4 Elion, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such corporation, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal, this the 4th day of September, 2015.

SEAL-STAMP



Ramona L. Mullet  
Notary Public  
Printed Notary Name: RAMONA L. MULLET  
My Commission Expires: June 3, 2017

The foregoing  
Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FORM DURHAM COUNTY

By \_\_\_\_\_ Deputy/Assistant-Register of Deeds.

## EXHIBIT "A"

## Legal Description

*That certain tract or parcel of land situated, lying and being in Durham, North Carolina and being more particularly described as follows:*

*BEGINNING at an existing iron pipe in the Northerly right of way of Fairfield Street (53' public right-of-way), said iron pipe also being a property corner of the Glenwood North Duke Company, LLC property as described in deed book 3444 on page 95 and recorded in the Durham County Register of Deeds; thence running with the Northerly right of way of Fairfield Street N 88°56'10" W a distance of 176.68 feet to an iron rod; thence N 39°52'17" W a distance of 32.72 feet to an existing concrete monument, said monument being located in the Easterly right of way of North Duke Street; thence following the Easterly right of way of North Duke Street N 04°05'40" E a distance of 174.70 feet to an existing iron rod, said iron rod also being the Southwesterly property corner of said Glenwood North Duke Company, LLC property; thence with the property line of said Glenwood North Duke Company, LLC the following two (2) calls and distances, 1) S 89°03'47" E a distance of 200.03 feet to an existing iron rod; 2) S 04°15'33" W a distance of 199.93 feet to an existing iron pipe which is the point and place of BEGINNING having an area of 39,542 square feet or 0.9078 acres, as shown on a survey prepared by R.B. Pharr and Associates dated March 22, 2013 bearing file no. XX-3768.*