

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2015 JUN 09 10:32:33 AM
BK: 7719 PG: 951-955
DEED
FEE: \$26.00
EXCISE TAX: \$24,000.00 NS: \$25.
INSTRUMENT # 2015017877
SCEARNEL



SPECIAL WARRANTY DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$24,000.00

Parcel Identification No: 140179

This instrument was prepared by:
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30026
Andy McRee, Esq.

Mail after recording to: Grantee

* Return to: Wyatt Early Harris Wheeler, LLP (David N. Woods) PO Drawer 2086, High Point, NC 27261

Brief description for the Index:

Lot HS, Plat Book 149, Page 39

THIS DEED is made this 3rd day of June, 2015, by and between:

GRANTOR	GRANTEE
<p>PHG-AREP II DURHAM MT MORIAH, LLC, a Delaware limited liability company 5607 Glenridge Drive NE, Suite 430 Atlanta, GA 30342 Attn: Jatin Desai</p>	<p>NARSI DEVELOPMENT DURHAM, LLC, a North Carolina limited liability company 10000 Tallent Lane Huntersville, NC 28078 Attn: Deven Patel</p>

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 those certain lots or parcels of land situated in Durham

County, North Carolina and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 7218, Page 626, real property records of the aforesaid County.

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 exceptions stated herein. Title to the aforescribed parcels is conveyed subject to the matters more particularly referenced in Exhibit "B" attached hereto and incorporated herein by this reference.

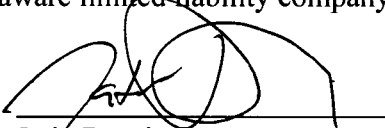
Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: the Property conveyed herein does not include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its duly authorized manager the day and year first above written.

GRANTOR:


PHG-AREP II DURHAM MT MORIAH, LLC,
a Delaware limited liability company

By: 
Name: Jatin Desai
Title: Authorized Signatory

STATE OF GEORGIA
COUNTY OF FULTON

I certify that Jatin Desai personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document as the Authorized Signatory of PHG-AREP II DURHAM MT MORIAH, LLC, a Delaware limited liability company, for the purpose stated therein and in his capacity set forth above.

Witness my hand and official seal, this the 27th day of May, 2015.
(Official Seal)



Notary Public
My commission expires: 2/25/2017

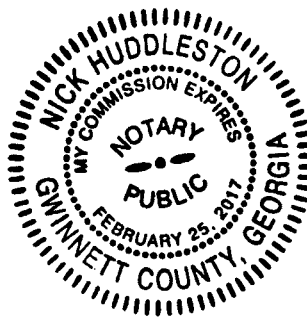


EXHIBIT "A"

Legal Description

All that certain tract or parcel of land located in Triangle Township, Durham County, North Carolina and being more particularly described as follows:

Commencing at an existing iron pipe in the Western right of way line of Mt. Moriah Road, said point being a control corner and also being the true point of beginning, thence from the above described true point of beginning and leaving said right of way South 88 degrees 52' 11" West 543.48 feet to an existing iron pipe in the Northeastern right of way of US Interstate Highway 40, said pipe also being a control corner, thence leaving said pipe and along said Northeastern right of way North 24 deg 21' 12" West 198.74 feet to an existing iron pipe, thence leaving said northeastern right of way South 87 deg 51' 57" East 77.25 feet to a Point, thence leaving said point North 61 deg 08' 27" East 462.68 feet to a point, thence leaving said point North 13 deg 13' 06" West 37.88 feet to a point, thence leaving said point South 62 deg 55' 50" East 69.67 feet to a point, thence leaving said point North 88 deg 48' 00" East 88.19 feet to drill hole in the sidewalk in the right of way of Mt. Moriah Road, thence leaving said hole and along said Western right of way South 00 deg 12' 08" East 397.77 feet to an existing iron pipe and being the point and place of beginning, containing 4.127 acres. Said parcel being Lot HS as shown on a "Recombination Map for Terry Chronaki & Winn Limited Partnership" as recorded in Plat Book 149, Page 39 of Durham County Registry.

EXHIBIT "B"

Permitted Exceptions

1. The lien of all taxes for the year 2015 and thereafter, which are not yet due and payable.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 149, Page 39 and Plat Book 141, Page 147.
3. Easement(s) or right(s)-of-way in favor of GTE South Incorporated recorded in Book 1599, Page 607 and Book 1641, Page 594.
4. Easement(s) or right(s)-of-way in favor of Duke Power recorded in Book 1564, Page 260; Book 199, Page 60 and Book 238, Page 67.
5. Rights of hotel guests in and to the property.
6. Declaration of Cross Access, Water and Sewer Easements recorded in Book 2526, Page 260 and amended in Book 6438, Page 382.
7. Easement Agreement recorded in Book 2040, Page 893; and amended in Book 2882, Page 519.
8. Easement and Use Restriction Agreement recorded in Book 2882, Page 519.
9. Declaration of Parking and Cross Access Easement recorded in Book 2882, Page 538; as amended in Book 6438, Page 382 and Book 2882, Page 519.