

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
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DEED

Excise Tax: \$276.00
Parcel Identification Number: 170301

Recording Time, Book and Page

Mail after recording to:
Narron, O'Hale and Whittington, PA
Post Office Box 1567
Smithfield, North Carolina 27577

THIS INSTRUMENT WAS PREPARED BY: JASON W. WENZEL
BRIEF DESCRIPTION FOR THE INDEX: a portion of 3700 Redwood Road, Durham, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED IS MADE THIS THE 26 DAY OF May, 2016, BY AND AMONG THE FOLLOWING:

GRANTOR: DONNA THOMPSON WESTER (unmarried);
SUSAN K. SEAGROVES and husband, DONNIE RAY SEAGROVES;
LARRY DENTON YOUNG and wife, MERRIWEATHER FINCH YOUNG;
JO ANN BLALOCK (unmarried); and
PAMELA BLALOCK JONES and husband, WESLEY ROGERS JONES

2140 Alston Avenue
Cary, North Carolina 27519

GRANTEE: EBX-NEUSE I, LLC
A Maryland limited liability company
412 N 4th Street, Suite 300
Baton Rouge, LA 70802-5523

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 of Grantor's interest in that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

Being all of that certain 21.286 acres as shown on plat and survey entitled "Map for Record Survey for EBX-Neuse I, LLC" prepared by Matrix East, PLLC, dated April 25, 2016, and recorded in Plat Book 196, page 22, Durham County Registry.

{N0060095.DOC; 3}

This is the primary residence of Grantor.

TO HAVE AND TO HOLD all of Grantor's interest in 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Ad valorem taxes for the current and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Donna Thompson Wester (SEAL)
Donna Thompson Wester

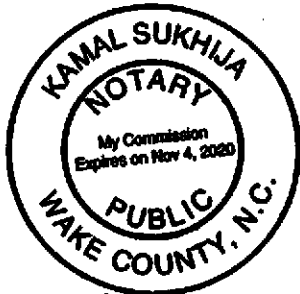
SEAL-STAMP

NORTH CAROLINA, Wake County

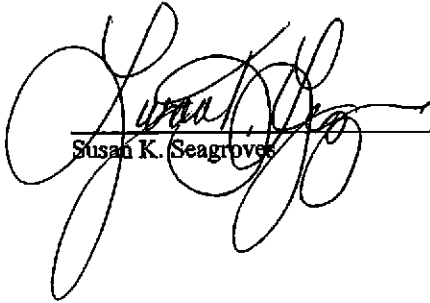
I, KAMAL SUKHJA, a Notary Public of the County and State aforesaid, certify that Donna Thompson Wester, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

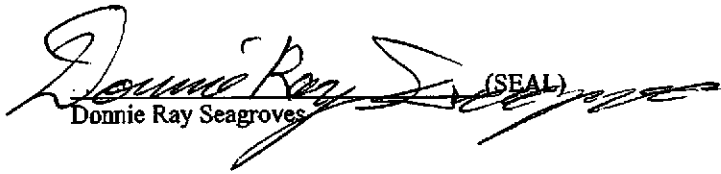
Witness my hand and official stamp or seal, this 27th day of May, 2016.

My commission expires: 11/04/2020 Kamal Sukhja Notary Public



Signature Page to Deed
from DONNA THOMPSON WESTER ET ALS To EBX-NEUSE I, LLC

 (SEAL)
Susan K. Seagroves

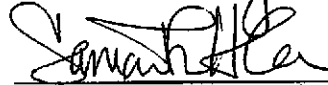
 (SEAL)
Donnie Ray Seagroves

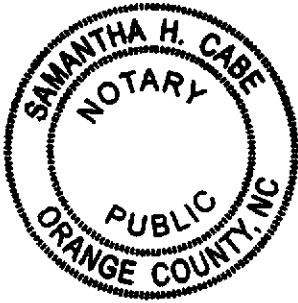
SEAL-STAMP

NORTH CAROLINA, WAKE County

I, Samantha H. Cabe, a Notary Public of the County and State aforesaid, certify that Susan K. Seagroves and husband, Donnie Ray Seagroves, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28th day of May, 2016.

My commission expires: 8/6/2020  Notary Public
Samantha H. Cabe



Signature Page to Deed
from DONNA THOMPSON WESTER ET ALS To EBX-NEUSE I, LLC

Larry Denton Young (SEAL)
Larry Denton Young

Merriveather Finch Young (SEAL)
Merriveather Finch Young

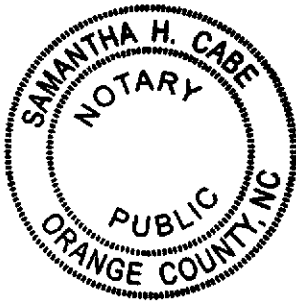
SEAL-STAMP

NORTH CAROLINA, WAKE County

I, Samantha H. Cabe a Notary Public of the County and State aforesaid, certify that Larry Denton Young and wife, Merriveather Finch Young, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 28th day of May, 2016.

My commission expires: 8.6.2020 Samantha H. Cabe Notary Public
Samantha H. Cabe



Signature Page to Deed
from DONNA THOMPSON WESTER ET ALS To EBX-NEUSE I, LLC

Jo Ann Blalock (SEAL)
Jo Ann Blalock

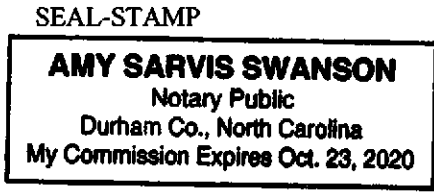
NORTH CAROLINA, Durham County

I, Amy Sarvis Swanson, a Notary Public of the County and State aforesaid, certify that Jo Ann Blalock, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 26 day of May, 2016.

Amy Sarvis Swanson Notary Public

My commission expires: 10/23/2020



Signature Page to Deed
from DONNA THOMPSON WESTER ET ALS To EBX-NEUSE I, LLC

Pamela Blalock Jones (SEAL)
Pamela Blalock Jones

Wesley Rogers Jones (SEAL)
Wesley Rogers Jones

NORTH CAROLINA, Durham County

I, Amy Sarvis Swanson, a Notary Public of the County and State aforesaid, certify that Pamela Blalock Jones and husband Wesley Rogers Jones, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 26 day of May, 2016.

Amy Sarvis Swanson Notary Public

My commission expires: 10/23/2020

SEAL-STAMP

AMY SARVIS SWANSON
Notary Public
Durham Co., North Carolina
My Commission Expires Oct. 23, 2020

Signature Page to Deed
from DONNA THOMPSON WESTER ET ALS To EBX-NEUSE I, LLC