

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Jan 13 08:37 AM NC Rev Stamp: \$ 28784.00
 Book: 8106 Page: 262 Fee: \$ 26.00
 Instrument Number: 2017001181
 DEED

NORTH CAROLINA SPECIAL WARRANTY DEED

EXCISE TAX: \$28,784
 PARCEL IDENTIFIER NO. 174384,174382 VERIFIED BY _____ COUNTY ON THE ____ DAY
 OF _____, 20____
 By: _____

Mail after recording to: Morris, Manning & Martin, LLP
 1401 Eye Street NW, Suite 600
 Washington, DC 20005
 Attn: David C. Reina, Esq.

This instrument was prepared by **David C. Reina, Esq.**
Morris, Manning & Martin, LLP
1401 Eye Street NW, Suite 600
Washington, DC 20005

Brief Description for the index 3800 and 3806 Hillsborough Road, Durham,
North Carolina, 27705

THIS DEED made as of January 12, 2017 by and between

GRANTOR	GRANTEE
<p>INTERSTATE DURHAM, LLC, a Delaware limited liability company c/o Thayer Lodging Group LLC, a Brookfield company 1997 Annapolis Exchange Parkway, Suite 550 Annapolis, MD 21401</p>	<p>3800 HILLSBOROUGH DURHAM, LP, a Delaware limited partnership 255 Alhambra Circle, Suite 760 Coral Gables, FL 33134</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., 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 those certain lots or parcels of land situated in Durham County, North Carolina and more particularly described as follows: **see Exhibit A attached hereto and incorporated herein by reference.**

[Continues on Next Page]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5049 page 525.

All or a portion of the property herein conveyed does not include the primary residence of Grantor.


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 following exceptions: **see Exhibit B attached hereto.**

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 office, the day and year first above written.

GRANTOR:

INTERSTATE DURHAM, LLC,
a Delaware limited liability company

By: 
Name: George Dabney
Title: Vice President

SEAL-STAMP

Maryland (State), Anne Arundel County.

Prince

I, the undersigned Notary Public of the County or City of George's and State aforesaid, certify that George Dabney personally came before me this day and acknowledged that he is the Vice President of Interstate Durham, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 9th day of January, 2017.

My commission expires:
(Affix Seal)

Collette Simms
Collette Simms Notary Public
Notary's Printed or Typed Name

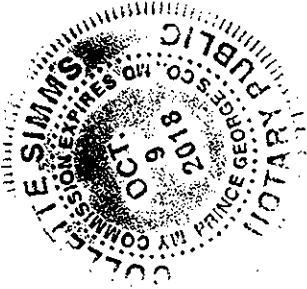


EXHIBIT "A"Legal Description

Parcel 1:

PROPERTY LOCATED IN THE CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA AND IS BOUND ON THE NORTHEAST BY INTERSTATE HIGHWAY 85, ON THE WEST BY HILLSBOROUGH ROAD, ON THE EAST BY COLE MILL ROAD, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, A NEW IRON PIPE SET (NIP) IN THE NEW WESTERN RIGHT OF WAY LINE OF COLE MILL ROAD, A COMMON CORNER OF THE BYRD'S GROCERY STORE TRACT AS RECORDED IN DEED BOOK 1053 AT PAGE 930 (DB 1053-930), THE SOUTHWEST CORNER OF THE TRACT ACQUIRED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BY DEED IN DB 1817-03 AND THE HEREIN DESCRIBED TRACT WHICH IS RECORDED IN DB 1720-368 AND DB 2043-107, AND RUNS THENCE WITH THE SOUTHERN BORDER OF A PRIVATE STREET, FORMERLY JOSHUA STREET, AN ABANDONED PUBLIC ROAD, ON A CURVE TO THE RIGHT EIGHTY SIX AND NINETY FOUR ONE-HUNDREDS FEET (86.94'), SAID CURVE HAVING A RADIUS OF 200.00' AND A CHORD OF NORTH SIXTY THREE DEGREES, FORTY NINE MINUTES AND TWO SECONDS WEST (N 63° 49' 02" W), A DISTANCE OF 86.25' TO A NIP; THENCE CONTINUING WITH SAID ENTRANCE ROAD THE FOLLOWING SEVEN COURSES; N 49° 10' 49" W, 147.16' TO A NIP, N 67° 58' 12" W, 77.62' TO A NIP, N 62° 11' 48" W, 25.36' TO A NIP, N 43° 08' 58" W, 25.64' TO AN EXISTING IRON PIPE (EIP) FOUND AT THE COMMON CORNER OF BYRD'S AND ANOTHER TRACT NOW OR FORMERLY OWNED BY UNIVERSITY HOTEL DEVELOPMENT CORPORATION AS SHOWN IN DB-1720-368, N 43° 09' 53" W, 189.38, PASSING AN EIP AT 75.89' TO AN EIP, N 32° 26' 37" W, 102.25' TO AN EIP, THE EASTERN CORNER OF ESSEX HOUSE, AND WITH ESSEX, N 32° 23' 35" W, 227.50' TO AN EIP, THE MOST NORTHERLY CORNER OF ESSEX; THENCE, LEAVING THE PRIVATE ROAD AND RUNNING WITH ESSEX, S 47° 36' 12" W, 507.89' TO AN EIP IN THE NORTHEAST LINE OF HILLSBOROUGH ROAD, A PUBLIC ROAD; THENCE WITH SAID PUBLIC ROAD THE FOLLOWING SEVEN COURSES; ON A CURVE TO THE RIGHT 71.80', SAID CURVE HAVING A RADIUS OF 1839.86' AND A CHORD OF N 29° 19' 54" W, 71.80' TO A POINT OF COMPOUND CURVATURE, CONTINUING ON A CURVE TO THE RIGHT 295.88', SAID CURVE HAVING A RADIUS OF 9363.32' AND A CHORD OF N 27° 31' 16" W, 295.87' TO AN EIP; THENCE N 63° 18' 51" E 49.33 TO AN EIP; THEN ON AN ANGLE TO THE LEFT AND ON A NON-TANGENT CURVE TO THE RIGHT 145.22', SAID CURVE HAVING A RADIUS OF 4637.40' AND A CHORD OF N 24° 53' 10" W, 145.21' TO AN EIP, ON A CURVE TO THE RIGHT 237.83', SAID CURVE HAVING A RADIUS OF 1809.86' AND A CHORD OF N 20° 19' 16" W, 237.66' TO AN EIP, N 15° 18' 07" W, 84.59' TO AN EIP, AND N 13° 15' 16" W, 11.50' TO A POINT, THE SOUTHWEST CORNER OF ANOTHER TRACT CONVEYED TO UNIVERSITY HOTEL BY DEED IN DB 2043-107; THENCE WITH THE COMMON LINE, N 88° 52' 34" E, 295.78' TO AN EIP IN THE WESTERN RIGHT OF WAY

OF I-85, THENCE WITH THE RIGHT OF WAY OF I-85 THE FOLLOWING SIX COURSES; S 53° 08' 35" E, 126.16', S 42° 52' 00" E, 467.78' TO A NIP SET IN THE NORTHERN LINE OF THE PRIVATE ACCESS ROAD TO THE HILTON HOTEL AND OTHERS, AND THEN WITH SAID BOUNDARY AND RIGHT OF WAY OF I-85, S 32° 03' 43" E, 335.01' TO A NIP, S 42° 48' 05" E, 165.00' TO A NIP, S 61° 59' 55" E, 150.20' TO A NIP, AND S 81° 53' 12" E, 124.70' TO A NIP AT THE WESTERN RIGHT OF WAY OF COLE MILL ROAD; THENCE WITH SAID ROAD RIGHT OF WAY, S 06° 03' 03" E, 158.63' TO THE POINT OF BEGINNING AND CONTAINING 8.27 ACRES; MORE OR LESS.

Parcel 2:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, A POINT ON THE EASTERN RIGHT OF WAY OF HILLSBOROUGH ROAD, AND RUNS THENCE WITH SAID RIGHT OF WAY N 13° 15' 16" W, 272.95' TO A NIP AT THE INTERSECTION OF HILLSBOROUGH ROAD AND THE SOUTHWESTERN RIGHT OF WAY OF I-85; THENCE WITH I-85, S 53° 51' 54" E, 399.80' TO AN EIP AND S 55° 44' 29" E, 42.84' TO AN EIP, A COMMON CORNER WITH THE ABOVE DESCRIBED TRACT; THENCE WITH SAID TRACT, S 58° 52' 34" W, 295. 78' TO THE POINT OF BEGINNING AND CONTAINING 0.90 ACRES, MORE OR LESS.

Parcel 3:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED IN DEED BOOK 1514 AT PAGE 399, DURHAM COUNTY REGISTRY.

ALSO TOGETHER WITH THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 2073 AT PAGE 799, DURHAM COUNTY REGISTRY.

[End of Exhibit]

When Recorded Return To: J. SLAN
First American Title Insurance Company
National Commercial Services
1850 K Street NW Suite 1050
Washington, DC 20006
File No: NCS 822050

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2017, and taxes for all subsequent years.
2. Hilton Drive Easement and Maintenance Agreement recorded in Book 2354, Page 956, Durham County Registry.
3. Declaration of Easements recorded in Book 1514, Page 399, Durham County Registry.
4. Easement and Maintenance Agreement by and between University Hotel Development Company Limited Partnership and Byrd's Food Stores, Inc. recorded in Book 2073, Page 799, Durham County Registry.
5. Electrical and Communications Easement to Duke Power Company recorded in Book 233, Page 82, Durham County Registry.
6. Easement to Duke Power Company recorded in Book 1354, Page 535, Durham County Registry.
7. Easement over private drive reserved in Deed to Renthotel Durham, LLC recorded in Book 2118, Page 89, Durham County Registry.
8. Rights of way of Cole Mill Road, private road (formerly Joshua Street, an abandoned public right of way), Hillsborough Road and Interstate 85 to their full legal widths.
9. Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s), with no rights of first refusal or options to purchase.
10. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by S.D Puckett & Associates P.C Professional Land Surveyors on November 27, 2016, last revised December 29, 2016, designated Job Number N/A: (A) Surveyor notes two block walls at southwest section of subject property cross southwest boundary into Hillsborough Road right of way by distances, maximum of 9.3 feet; (B) Intentionally Deleted; (C) Drainage ditch at north section of subject property is without benefit of easement; (D) Two sanitary sewer manholes along east sections of subject property are without benefit of easement; (E) Three water manholes at east section of subject property are without benefit of easement; (F) Electric transformer at east section of subject property is without benefit of easement; (G) Two gas vaults at east section of subject property are without benefit of easement; (H) Sanitary sewer line at southeast section of subject property is without benefit of easement; (I) Drainage line at south section of subject property is without benefit of easement; (J) Drainage line at southeast section of subject property is without benefit of easement.

[End of Exhibit]