

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2016 DEC 28 02:00:43 PM
BK:8096 PG:765-768
DEED
FEE:\$26.00
EXCISE TAX:\$1,548.00
INSTRUMENT # 2016045459
SMMARSH



2016045459

Return To:
First American Title
666 Third Avenue
New York, New York 10017
Attn:

This instrument was prepared by:
Greenberg Traurig, LLP
200 Park Avenue
New York, New York 10166
Attention: Helena Raifman, Esq.

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,548.00

Tax Parcel ID No.: 127468 Verified by Durham County

on the ____ day of _____, 20____ By: _____

THIS DEED made this 15th day of December, 2016, by and between First States Investors 4100A, L.P., a Delaware limited partnership (successor by conversion to First States Investors 4100A, LLC), whose address is c/o Gramercy Property Trust, 521 Fifth Avenue, 30th Floor, New York, New York 10175 (“Grantor”), and Orion Venture BOA, LLC, a Florida limited liability company, whose address is c/o Orion Investment and Management Ltd. Corp., 200 S Biscayne Boulevard, Sixth Floor, Miami, Florida 33131-5310 (“Grantee”)

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.

NY 246237265v2

NC 40

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and 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 fully described on Exhibit "A" attached hereto (the "**Property**").

All or a portion of the property herein conveyed does not include the primary residence of a 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, other than the following exceptions:

- (a) all liens, easements, covenants, conditions, restrictions and other matters of record or apparent; and
- (b) a lien not yet delinquent for taxes for real property and personal property, and any general or special assessments against the Property

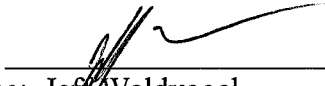
[signature page follows]

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

FIRST STATES INVESTORS 4100A, L.P.,
a Delaware limited partnership

By: First States Investors 4100A GP, LLC,
a Delaware limited liability company,
its general partner

By: KBS Capital Advisors, LLC,
a Delaware limited liability company,
as authorized agent

By: 
Name: Jeff Waldvogel
Title: Chief Financial Officer

ACKNOWLEDGMENT

State of CALIFORNIA

County of ORANGE

On December 12, 2016 before me, Teresa Tangarua Fakalata, personally appeared Jeff Waldvogel, Chief Financial Officer, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Section is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



EXHIBIT A
LEGAL DESCRIPTION

The following described land, situated in the County of **Durham**, State of **North Carolina**.

Beginning at an iron stake located at the southeast corner of the property now or formerly belonging to Stonewood Associates Ltd. shown on plat recorded in Plat Book 102, Page 96, Durham County Registry, said stake also being located at the southwestern corner of a private access easement as described in Deed Book 1074, Page 33, Durham County Registry; running thence along and with the common boundary line of said Stonewood Associates Ltd. North 22° 01' 59" East 359.34 feet to an iron stake located at the southwest corner of the property now or formerly belonging to One Liberty Firestone Properties as described in Deed Book 1113, Page 451, Durham County Registry, said property also being Lot 3 as shown on plat recorded in Plat Book 99, Page 97, Durham County Registry; running thence along and with the common boundary line of said One Liberty Firestone Properties South 65° 06' 05" East 238.95 feet to an iron stake located in the western boundary of the right-of-way of North Duke Street; running thence along and with said right-of-way South 23° 52' 11" West 90.36 feet to an iron stake and South 21° 57' 38" West 89.64 feet to an iron stake marked "control corner" located at the easternmost corner of the property now or formerly belonging to Southland Employees Trust as described in Deed Book 1148, Page 235, Durham County Registry, said property also being Lot 1 as shown on plat recorded in Plat Book 99, Page 97, Durham County Registry; running thence along and with the common boundary line of said Southland Employees Trust North 65° 06' 05" West 209.20 feet to an iron stake marked "control corner" in the eastern boundary line of the hereinabove referred to private access easement; running thence along and with the boundary line of said access easement South 22° 01' 59" West 170.00 feet to an iron stake located in the northern line of a five (5) foot sidewalk; running thence North 84° 19' 32" West 28.06 feet to a stake at the point and place of beginning, and being that property shown on plat and survey entitled "Property of North Carolina National Bank", containing 1.086 acres, more or less, prepared by Southeastern Surveys, Inc., dated October 12, 1988, and also being the same property as shown on plat recorded in Plat Book 99, Page 97, Durham County Registry, to which plat reference is hereby made for a more particular description of same.