

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Sep 18 09:40 AM NC Rev Stamp: \$ 1600.00
Book: 8509 Page: 375 Fee: \$ 26.00
Instrument Number: 2018032658
DEED

Prepared By:

Byron M. Brown, Atty.
c/o Orion Investment & Management Ltd. Corp.
200 S. Biscayne Blvd., 6th Floor
Miami, FL 33131

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Russell J. Andrew
Alexander Ricks PLLC
4601 Park Road, Suite 580
Charlotte, NC 28209

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,600.00
Tax Parcel ID No. 127468

THIS DEED made this 12th day of September, 2018, by and between **ORION VENTURE BOA, LLC**, a Florida limited liability company, whose address is c/o Orion Investment & Management Ltd. Corp., 200 S. Biscayne Blvd., 7th Floor, Miami, FL 33131-5310 ("Grantor"), and **QUAN YI PROPERTIES, LLC**, a North Carolina limited liability company, whose address is 9904 NE 158th Street, Bothell, WA 98011 ("Grantee").

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").

The Property was acquired by Grantor by instrument recorded December 28, 2016 in Book 8096 at Page 765 of the Public Records of Durham County.

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

TO HAVE AND TO HOLD the Property 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, but not otherwise. Said Property is subject to the following exceptions:

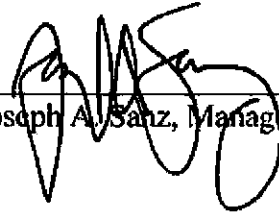
- (a) All liens, easements, covenants, conditions, restrictions and other matters of record or apparent; and
- (b) A lien not yet delinquent for taxes for real property and personal property, and any general or special assessments against the Property.

[signature page follows]

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

ORION VENTURE BOA, LLC,
a Florida limited liability company

BY: **ORION VENTURE BOA MM, LLC,**
a Florida limited liability company, its Manager

By: 
Joseph A. Sanz, Manager

ACKNOWLEDGMENT

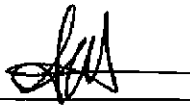
State of Florida

County of Miami-Dade

On September 12, 2018, before me, ARANTXA MURO, personally appeared Joseph A. Sanz, as the Manager of Orion Venture BOA MM, LLC, a Florida limited liability company, as Manager of Orion Venture BOA, LLC, a Florida limited liability company, 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 Florida that the foregoing Section is true and correct.

WITNESS my hand and official seal.

Signature 
Notary Public, State of Florida at Large
Print Name: ARANTXA MURO

(Seal)

My commission expires: 7.27.21

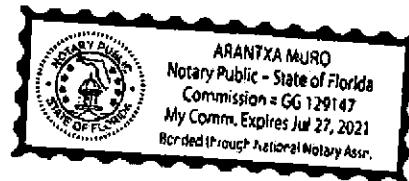


EXHIBIT A - LEGAL DESCRIPTION

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

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.