

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded

DEED

2015 Sep 22 11:34 AM NC Rev Stamp: \$ 31200.00
Book: 7790 Page: 641 Fee: \$ 26.00
Instrument Number: 2015031683

Excise Tax \$ 31,200.00

DEED
Recording Time, Book and Page

Tax Lot No.: _____ Parcel Identifier No. _____

Verified by Durham County on the ____ day of _____, 2015

by _____

Mail after recording to: Grantee, c/o BC Wood Properties, LLC, 321 Henry Street, Lexington, KY 40508

This instrument was prepared by: Amy M. Brown, Esq., Arent Fox LLP, 1717 K Street, Washington, DC 20006

Brief description for the Index _____, _____, Durham County, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of this 11 day of September, 2015, by and between

GRANTOR

GRANTEE

HOPE VALLEY IMPROVEMENTS, LLC,
a Delaware limited liability company

WOOD DURHAM CENTER, LLC,
a Delaware limited liability company

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 that certain lot or parcel of land situated in Durham, Durham County, North Carolina, and more particularly described in Exhibit A, which is attached hereto and incorporated herein for all purposes, and the buildings, structures, fixtures, and other improvements on the Property (the "Property").

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.

Submitted electronically by "Wyatt Early Harris Wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

And Grantor covenants with 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:

(a) the rights of tenants, as tenants only, under the leases for space at the Property in effect as of the date hereof;

(b) the lien of all ad valorem real estate taxes and assessments not yet due and payable as of the date hereof; and

(c) easements, rights of way, covenants, conditions, restrictions and other matters appearing of record as of the date hereof.

[The Remainder of This Page Is Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

HOPE VALLEY IMPROVEMENTS, LLC,
a Delaware limited liability company

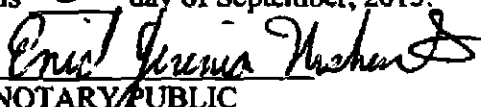
By: First Man Hope Valley Corp., a Delaware corporation,
its manager

By: 
Adam Ifshin
President

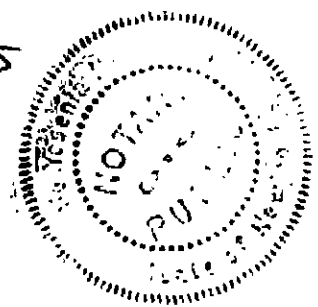
STATE OF NEW YORK)
) SS
COUNTY OF WESTCHESTER)

I, Enid Yesenia Nesheiwat, a Notary Public for said County and State, do hereby certify that Adam Ifshin personally came before me this day and acknowledged that he is President of First Man Hope Valley Corp., the Manager of Hope Valley Improvements, LLC, and that he as such President, being authorized to do so, executed the foregoing on behalf of the corporation, in its capacity as manager of the limited liability company.

Witness my hand and official stamp or seal this 2nd day of September, 2015.


NOTARY PUBLIC

ENID YESENIA NESHEIWAT
NOTARY PUBLIC-STATE OF NEW YORK
No. 01NE6038315
Qualified in Westchester County
My Commission Expires July 07, 2018



My Commission Expires:

July 7, 2018

[NOTARIAL SEAL]

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

REGISTER OF DEEDS FOR DURHAM COUNTY

By _____ Deputy/Assistant-Register of Deeds.

Exhibit A

Legal Description

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

TRACT ONE:

Being all of New Lot 1 as shown on plat entitled "Final Plat Subdivision and Easement Plat Pod-Z-1 Subdivision @ Hope Valley Farms" which plat is recorded in Plat Book 156, Page 67 of the Durham County Registry.

LESS AND EXCEPT therefrom all of New Lot 5 as shown on plat entitled "Pod Z-1 Lot 5 Subdivision @ Hope Valley Farms" which plat is recorded in Plat Book 156, Pages 397 and 399 of the Durham County Registry.

TRACT TWO:

Being all of New Lot 5 as shown on plat entitled "Pod Z-1 Lot 5 Subdivision @ Hope Valley Farms" which plat is recorded in Plat Book 156, Pages 397 and 399 of the Durham County Registry.

Together with the easements appurtenant to said property as set forth and described in the Operation and Easement Agreement recorded in Book 3512, Page 704, Durham County, as amended by First Amendment to Operation and Easement Agreement recorded in Book 3994, Page 304, in said Registry.