

FOR REGISTRATION  
 Willie L. Covington  
 REGISTER OF DEEDS  
 Durham County, NC  
 2015 MAY 06 11:07:46 AM  
 BK:7695 PG:456-460  
 DEED  
 FEE:\$26.00  
 EXCISE TAX:\$8,617.00  
 INSTRUMENT # 2015013383  
 SCEARNEL



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax \$8,617.00 Recording Time, Book and Page:  
 Tax Lot No.: 0823-16-94-1389 Parcel Identifier No. 217316  
 Mail after recording to: Grantee  
 This instrument was prepared by: Troutman Sanders LLP, 301 S. College St., Suite 3400, Charlotte, NC 28202 (MOA)

Brief description for the Index:

Lot 1, Map Book 194, Pages 21-22

THIS DEED made this 5th day of May, 2015, by and between:

GRANTOR	GRANTEE
<p>FLAGSHIP DKNC VENTURES ROXBORO, LLC, a North Carolina limited liability company</p> <p>whose mailing address is:                      2701 Coltsgate Road, Suite 300                      Charlotte, NC 28211</p>	<p>MONIKA PROPERTIES, LLC, a Florida limited liability company</p> <p>whose mailing address is:                      c/o Klaudia Lannoye                      17 E. Michigan Ave.                      Palatine, IL 60067</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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold,

transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of land lying and being in Durham County, North Carolina, being more particularly described on Exhibit A (the "Property") attached hereto and incorporated herein by reference.

The Property hereinabove described was acquired by Grantor by instruments recorded in Book 7123, Page 675 and Book 7123, Page 678, Durham County Registry.

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

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to title 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 Permitted Exceptions (as hereinafter defined).

Title to the Property is subject to the matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

[Signature Appears on the Following Page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name and delivered as of the date indicated on the first page of this Deed.

**GRANTOR:**

**FLAGSHIP DKNC VENTURES ROXBORO, LLC, a**  
North Carolina limited liability company

By: Flagship Capital Partners, LLC, a North  
Carolina limited liability company, its  
Manager

By: [Signature]  
Name: W. Charles Campbell  
Title: Manager

Mecklenburg County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: W. Charles Campbell.

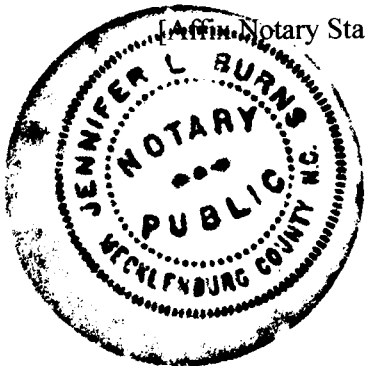
Date: 4-29-2015

My Commission Expires:

11-18-2019

[Signature]  
Notary Public  
Print Name: Jennifer L. Burns

[Affix Notary Stamp or Seal]



**Exhibit A**

Legal Description of the Property

That certain lot or parcel of property designated as Lot 1, containing approximately 1.151 acres, as shown on that certain plat recorded in Map Book 194 at Pages 21-22 in the Durham County, North Carolina Public Registry.

**Exhibit B**

Permitted Exceptions

1. Taxes and assessments for the year 2015 and thereafter.
2. Easements, restrictions and other matters of record (not including, however, any monetary liens such as deeds of trust or ancillary financing documents, or mechanics, tax or judgment liens).
3. Governmental laws, restrictions and ordinances.
4. That certain Agreement of Lease dated as of November 17, 2011, by and between Flagship DKNC Ventures Roxboro, LLC (as successor-in-interest to Live Well North Durham Company, L.L.C.) and Walgreens of North Carolina, Inc. (as successor-in-interest to Kerr Drug, Inc.), as amended from time to time.
5. That certain Declaration of Easements, Covenants, Conditions and Restrictions recorded immediately prior to the Special Warranty Deed in the Durham County, North Carolina Public Registry.