

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2016 Sep 07 04:09 PM NC Rev Stamp: \$ 18000.00
 Book: 8015 Page: 876 Fee: \$ 26.00
 Instrument Number: 2016030781
 DEED

Excise Tax **\$18,000.00**

Recording Time, Book and Page

Tax Lot No. 0157342

Prepared by:

Nexsen Pruet, PLLC
 227 W. Trade Street, Suite 1550
 Charlotte, NC 28202
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Mail after recording to:

Kirkland & Ellis LLP
 300 North LaSalle
 Chicago, IL 60654
 Attn: Nicholas Carson

Brief Description for the index: 3908 Patriot Drive, Durham, NC 27703

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this the 1st day of September, 2016, by and between

GRANTOR	GRANTEE
<p>BMR-Patriot LLC, a Delaware limited liability company</p> <p><u>Tax and Permanent Mailing Address</u> 17190 Bernardo Center Drive, San Diego, California 92128</p>	<p>Ventas Patriot, LLC, a Delaware limited liability company</p> <p><u>Tax and Permanent Mailing Address</u> 10350 Ormsby Park Place, Suite 300 Louisville, Kentucky 40223</p>
<p>Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.</p>	

Submitted electronically by "LEX TERRAE, LTD."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

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 County of Durham, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property does ___ or does not X include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by Deed dated as of December 17, 2010 by and between 3908 Patriot Drive, LLC and BMR-Patriot LLC and recorded December 17, 2010 in Book 6629 page 55 with the Register of Deeds of Durham County, North Carolina.

A map showing the above described property is recorded in Plat Book 101, Page 17, Durham County Registry, North Carolina.

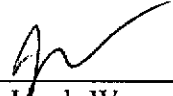
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto in fee simple.

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 exceptions stated on Exhibit B attached hereto.

[SIGNATURE PAGE FOLLOWS]

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 officers and its seal to be hereunto affixed the day and year first above written.

BMR-PATRIOT LLC,
a Delaware limited liability company

By:  _____
Name: Jacob Werner
Title: Managing Director and Vice President

STATE OF New York
COUNTY OF New York

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jacob Werner personally and voluntarily appeared before me this day and
acknowledged that s/he is the MD? VP of QMR - Petrol LLC, a
DB LLC, and that by the authority duly given, and as the act of said
company, the foregoing instrument was signed in its name.

Witness my hand and official seal, this the 30 day of August, 2016.

[Signature]

Notary Public

Name

typed/printed: Christopher Ayer Haines
(SEAL)

My Commission Expires: 12/8/18

CHRISTOPHER AYER HAINES
Notary Public, State of New York
No. 01HA6316133
Qualified in New York County
Commission Expires Dec. 8, 2018

Exhibit A
Legal Description of Property

State of North Carolina, County of Durham, City of Durham, BEGINNING at a point, said point being an iron pipe located at the Southeast corner of the right-of-way of South Miami Boulevard (formerly known as the Old Raleigh/Durham Highway) and Patriot Road, thence along the right-of-way of Patriot Road, South 83 degrees 34 minutes 33 seconds East 409.07 feet to an iron pipe; thence leaving said right-of-way South 06 degrees 25 minutes 27 seconds West 530.28 feet to an iron pipe; thence North 82 degrees 33 minutes 31 seconds West 497.60 feet to a concrete monument in the right-of-way of South Miami Boulevard; thence with said right-of-way North 16 degrees 03 minutes 06 seconds East 528.89 feet to the point of beginning and containing 5.47 acres according to an "As-Built" Survey for Two Park Center prepared by Marvin L. Borum and Associates dated May 8, 1984, as revised April 24, 1985. See also map recorded in Plat Book 101, Page 17, Durham County Registry, North Carolina.

TOGETHER WITH and including the easements conveyed to Park Center Associates (predecessor in title to Butler Land & Timber Company, Incorporated) by The Mutual Benefit Life Insurance Company by paragraphs 1 and 2 of Agreement between said parties dated July 25, 1983, recorded in Book 1165, Page 207, Durham County Registry, North Carolina.

EXCEPTING and reserving from the above-described land, all right, title, and interest of North Carolina Department of Transportation in and to that certain right-of-way, temporary construction, and drainage easements described in "Consent Judgement" dated January 5, 1998, and recorded in Book 1431, page 118, Durham County Registry, North Carolina.

Any references in the above legal description to Patriot Road should be Patriot Drive.

Exhibit B
Permitted Exceptions

- General real estate taxes and special assessments not yet due or payable.
- Memorandum of Lease recorded October 31, 2003 in Book 5785 page 370, Durham County Registry.
- Setback, easement, governmental regulation or other matter shown on or disclosed by plat recorded in Plat Book 101, Page 17; and Plat Book 89, Page 57, Durham County Registry as approximately shown on the ALTA ACSM Land Title Survey dated November 24, 2015 and last revised August 26, 2016 prepared by J. Randy Herron, PLS No. L-3202, on behalf of American National, as Job No. 2015060-0118 (the "Survey").
- Memorandum of Action in Department of Transportation vs. Edward J. Safdie, et al recorded in Book 1261, Page 926, Durham County Registry. See in connection therewith that consent judgment recorded in Book 1431, Page 118, Durham County Registry as approximately shown on the Survey.
- Sewer Easement recorded in Book 936, Page 364; and Book 382, Page 793, Durham County Registry as approximately shown on the Survey.
- Terms and conditions of Agreement recorded in Book 1165, Page 207, Durham County Registry as approximately shown on the Survey.
- Easement(s) and/or right(s) of way to Duke Power Company recorded in Book 217, Page 10, Durham County Registry.
- Permit to Postal Telegraph Cable Company recorded in Book 97, Page 8, Durham County Registry.
- Matters disclosed by the Survey.
- Rights of tenants, as tenants only, under unrecorded leases set forth on the attached rent roll, with no rights or options to purchase all or any portion of the Land.