

For Registration Sharon A. Davis  
 Register of Deeds  
 Durham County, NC  
 Electronically Recorded  
 2018 Jun 26 01:51 PM NC Rev Stamp: \$ 104200.00  
 Book: 8453 Page: 43 Fee: \$ 26.00  
 Instrument Number: 2018021923  
 DEED

**PIN 0748-04-50-2859 & 0747-02-59-9562**

Excise Tax \$104,200.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Verified by Durham County on the \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_

Mail after recording to: **Saul Ewing Arnstein & Lehr LLP, 200 E. Las Olas Blvd., Suite 1000, Fort Lauderdale, FL 33301 Attn: Michael Denberg**

This instrument was prepared by: Pircher, Nichols & Meeks LLP  
 (No title opinion is expressed or implied by our preparation of this deed)

Brief Description for the index **15.83 acres Miami Boulevard and Chin Page Road & 11.70 acres Guardian Drive**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED made **this the 25th day of June, 2018**, by and between

GRANTOR	GRANTEE
GS EDINBOROUGH PARK, LLC, a Delaware limited liability company  <u><b>Tax Mailing Address</b></u> c/o LivCor, LLC 233 South Wacker Drive, Suite 4200 Chicago, Illinois 60606 (required for recording)	200 EAST LP, a Delaware limited partnership  <u><b>Tax Mailing Address</b></u> 4890 W. Kennedy Blvd., Suite 240 Tampa, Florida 33609 (required for recording)
Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.	

125690 submitted electronically by "First American Title Insurance Company - NCS" 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 Durham County, 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 instrument recorded in **Book 5083** at **Page 278**, as corrected by instrument recorded in **Book 7385** at **Page 405**, in the Durham County Register of Deeds.

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, except for the exceptions hereinafter stated:

**All enforceable easements, conditions and restrictions of record.**

[Signature Page Follows]



EXHIBIT A

## LEGAL DESCRIPTION

The land referred to herein is situated in the City of Durham, County of Durham, State of North Carolina, and is described as follows:

## PHASE ONE:

LOCATED IN THE CITY OF DURHAM, TRIANGLE TOWNSHIP, DURHAM COUNTY, STATE OF NORTH CAROLINA, ON THE EAST SIDE OF MIAMI BOULEVARD AND JUST NORTH OF U. S. HIGHWAY I-40, AND BEING DESCRIBED WITH BEARINGS RELATIVE TO THE NORTH CAROLINA GRID MERIDIAN AS FOLLOWS:

BEGINNING AT AN IRON STAKE RIGHT OF WAY MARKER LOCATED AT THE INTERSECTION OF THE EAST LINE OF MIAMI BOULEVARD AND THE NORTH LINE OF GUARDIAN DRIVE, AND RUNS THENCE WITH THE EAST LINE OF MIAMI BOULEVARD (SEE MAP BOOK 140, PAGE 34 OF THE DURHAM COUNTY REGISTRY) AS FOLLOWS: NORTH 02 DEGREES, 52 MINUTES, 31 SECONDS WEST 134.79 FEET TO AN IRON STAKE, NORTH 16 DEGREES, 51 MINUTES, 06 SECONDS WEST 81.39 FEET TO AN IRON STAKE, NORTH 68 DEGREES, 37 MINUTES, 00 SECONDS WEST 65.55 FEET TO AN IRON STAKE, NORTH 24 DEGREES, 14 MINUTES, 21 SECONDS WEST 114.54 FEET TO A CONCRETE RIGHT OF WAY MARKER, NORTH 16 DEGREES, 48 MINUTES, 23 SECONDS WEST 255.06 FEET TO AN IRON STAKE, NORTH 36 DEGREES, 11 MINUTES, 12 SECONDS WEST 28.70 FEET TO AN IRON PIPE, AND NORTH 20 DEGREES, 21 MINUTES, 02 SECONDS WEST 723.91 FEET TO AN IRON PIPE; THENCE NORTH 38 DEGREES, 19 MINUTES, 07 SECONDS EAST 35.05 FEET TO A PK NAIL IN THE SOUTH LINE OF THE RIGHT OF WAY OF CHIN PAGE ROAD; THENCE WITH THE SOUTH LINE OF THE RIGHT OF WAY OF CHIN PAGE ROAD SOUTH 87 DEGREES, 47 MINUTES, 14 SECONDS EAST 301.27 FEET TO AN IRON PIPE; THENCE WITH THE SOUTHWEST LINES OF TRACT NO. 2 DESCRIBED IN A DEED TO INTERNATIONAL BUSINESS MACHINES CORPORATION AS RECORDED IN BOOK 1157, PAGE 975 OF THE DURHAM COUNTY REGISTRY AS FOLLOWS: SOUTH 33 DEGREES, 01 MINUTE, 12 SECONDS EAST 101.52 FEET TO AN IRON PIPE, SOUTH 59 DEGREES, 20 MINUTES, 44 SECONDS EAST 229.43 FEET TO AN IRON PIPE, SOUTH 29 DEGREES, 12 MINUTES, 46 SECONDS EAST 85.92 FEET TO AN IRON PIPE, SOUTH 00 DEGREES, 48 MINUTES, 55 SECONDS WEST 107.51 FEET TO AN IRON PIPE, AND SOUTH 33 DEGREES, 22 MINUTES, 45 SECONDS EAST 61.02 FEET TO A CONCRETE MONUMENT, A CORNER OF WAKE COUNTY'S ANNIE DORA GOODWIN TRACT (BOOK 986, PAGE 936, DURHAM COUNTY REGISTRY); THENCE WITH THE LINE OF WAKE COUNTY'S CRABTREE CREEK WATERSHED PROJECT AS IT MEANDERS, POINTS IN AND ALONG THE LINE ARE AS FOLLOWS: WITH THE ANNIE DORA GOODWIN TRACT SOUTH 33 DEGREES, 39 MINUTES, 32 SECONDS EAST 44.36 FEET TO AN IRON PIPE, SOUTH 39 DEGREES, 44 MINUTES, 55 SECONDS EAST 71.80 FEET TO A CONCRETE MONUMENT, A CORNER OF WAKE COUNTY'S WILTON B. WHEELLEY TRACT (BOOK 965, PAGE 464), WITH THE WILTON B. WHEELLEY TRACT SOUTH 39 DEGREES, 56 MINUTES, 19 SECONDS EAST 40.45 FEET TO AN IRON PIPE, SOUTH 25 DEGREES, 27

MINUTES, 54 SECONDS EAST 186.64 FEET TO AN IRON PIPE, SOUTH 16 DEGREES 02 MINUTES, 58 SECONDS WEST 133.85 FEET TO AN IRON PIPE SOUTH 42 DEGREES, 55 MINUTES, 10 SECONDS EAST 42.83 FEET TO A CONCRETE MONUMENT, A CORNER OF WAKE COUNTY'S CLAUDE E. VON-CANNON TRACT (BOOK 994, PAGE 360), WITH THE CLAUDE E. VON-CANNON TRACT SOUTH 42 DEGREES, 06 MINUTES, 31 SECONDS EAST 50.95 FEET TO AN IRON PIPE, SOUTH 33 DEGREES, 33 MINUTES, 21 SECONDS WEST 49.52 FEET TO AN IRON PIPE, SOUTH 15 DEGREES, 33 MINUTES, 14 SECONDS EAST 89.94 FEET TO AN IRON PIPE, SOUTH 51 DEGREES, 45 MINUTES, 01 SECOND EAST 68.73 FEET TO AN IRON PIPE, SOUTH 24 DEGREES, 54 MINUTES, 44 SECONDS EAST 48.29 FEET TO AN IRON PIPE, SOUTH 71 DEGREES, 56 MINUTES, 29 SECONDS EAST 85.26 FEET TO AN IRON PIPE, SOUTH 38 DEGREES, 02 MINUTES, 02 SECONDS WEST 58.08 FEET TO AN IRON PIPE, NORTH 74 DEGREES, 59 MINUTES, 11 SECONDS EAST 62.98 FEET TO AN IRON PIPE, SOUTH 28 DEGREES, 55 MINUTES, 20 SECONDS EAST 113.62 FEET TO AN IRON PIPE, SOUTH 54 DEGREES, 41 MINUTES, 40 SECONDS EAST 41.30 FEET TO AN IRON PIPE, A CORNER OF EDINBOROUGH AT THE PARK PHASE TWO; THENCE WITH THE LINE OF PHASE TWO SOUTH 47 DEGREES, 54 MINUTES, 19 SECONDS WEST 249.85 FEET TO AN IRON PIPE IN THE NORTHEAST LINE OF GUARDIAN DRIVE; THENCE WITH THE NORTHEAST LINE OF THE RIGHT OF WAY OF GUARDIAN DRIVE AS IT CURVES TO THE LEFT WITH A RADIUS OF 547.07 FEET, AN ARC DISTANCE OF 429.67 FEET, A DELTA ANGLE OF 45 DEGREES 00 MINUTES 00 SECONDS, AND AN EXTERIOR CHORD BEARING OF NORTH 64 DEGREES, 40 MINUTES, 16 SECONDS WEST AND 418.71 FEET, TO AN IRON PIPE; THENCE WITH THE NORTH LINE OF GUARDIAN DRIVE NORTH 87 DEGREES, 31 MINUTES, 03 SECONDS WEST 42.14 FEET TO AN IRON PIPE, AND NORTH 86 DEGREES, 01 MINUTE, 38 SECONDS WEST 31.56 FEET TO THE POINT OF BEGINNING CONTAINING 15.83 ACRES MORE OR LESS, AND BEING THE 15.83 ACRE TRACT SHOWN ON A MAP BY JIM BLANCHARD ASSOCIATES DATED DECEMBER 6, 2005.

**PHASE TWO:**

LOCATED IN THE CITY OF DURHAM, TRIANGLE TOWNSHIP, DURHAM COUNTY, STATE OF NORTH CAROLINA, ON THE EAST SIDE OF GUARDIAN DRIVE AND JUST NORTH OF U. S. HIGHWAY I-40, AND BEING DESCRIBED WITH BEARINGS RELATIVE TO THE NORTH CAROLINA GRID MERIDIAN AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN THE NORTHEAST LINE OF THE RIGHT OF WAY OF GUARDIAN DRIVE, A CORNER OF EDINBOROUGH AT THE PARK PHASE ONE, SAID PIPE BEING LOCATED SOUTH 86 DEGREES 01 MINUTE 38 SECONDS EAST 31.56 FEET, SOUTH 87 DEGREES 31 MINUTES 03 SECONDS EAST 42.14 FEET, A CURVE TO THE RIGHT WITH A RADIUS OF 547.07 FEET, AN ARC LENGTH OF 429.67 FEET, A DELTA ANGLE OF 45 DEGREES, 00 MINUTES, 00 SECONDS, AND A CHORD OF SOUTH 64 DEGREES 40 MINUTES 16 SECONDS EAST 418.71 FEET FROM AN IRON PIPE AT THE INTERSECTION OF THE EAST LINE OF MIAMI BOULEVARD AND THE NORTH LINE OF GUARDIAN DRIVE, AND RUNS THENCE WITH THE LINE OF PHASE ONE NORTH 47 DEGREES, 54 MINUTES, 19 SECONDS EAST 249.85 FEET TO AN IRON PIPE IN THE LINE OF WAKE COUNTY'S CRABTREE CREEK WATERSHED PROJECT; THENCE WITH THE LINE OF WAKE COUNTY'S CRABTREE CREEK WATERSHED PROJECT AS IT

MEANDERS, POINTS IN AND ALONG THE LINE ARE AS FOLLOWS: SOUTH 31 DEGREES, 46 MINUTES, 38 SECONDS EAST 41.33 FEET TO AN IRON PIPE, A CORNER OF WAKE COUNTY'S MARY E. STONE TRACT (BOOK 945, PAGE 34), WITH THE MARY E. STONE TRACT SOUTH 34 DEGREES, 09 MINUTES, 39 SECONDS EAST 172.91 FEET TO AN IRON PIPE, SOUTH 35 DEGREES, 47 MINUTES, 19 SECONDS EAST 124.71 FEET TO AN IRON PIPE, SOUTH 32 DEGREES, 37 MINUTES, 53 SECONDS EAST 158.90 FEET TO AN IRON PIPE, SOUTH 29 DEGREES, 47 MINUTES, 23 SECONDS EAST 70.31 FEET TO AN IRON PIPE, SOUTH 13 DEGREES, 33 MINUTES, 40 SECONDS EAST 184.96 FEET TO AN IRON PIPE, SOUTH 03 DEGREES, 46 MINUTES, 37 SECONDS WEST 139.62 FEET TO AN IRON PIPE, NORTH 77 DEGREES, 17 MINUTES, 03 SECONDS EAST 37.24 FEET AN IRON PIPE, SOUTH 19 DEGREES, 20 MINUTES, 17 SECONDS EAST 206.52 FEET TO AN IRON PIPE, SOUTH 34 DEGREES, 30 MINUTES, 04 SECONDS EAST 79.51 FEET TO AN IRON PIPE, SOUTH 06 DEGREES, 35 MINUTES, 06 SECONDS WEST 88.61 FEET TO AN IRON PIPE, SOUTH 46 DEGREES, 20 MINUTES, 17 SECONDS WEST 143.49 FEET TO AN IRON PIPE, SOUTH 52 DEGREES, 15 MINUTES, 32 SECONDS WEST 50.23 FEET TO AN IRON PIPE, SOUTH 58 DEGREES, 04 MINUTES, 17 SECONDS WEST 157.90 FEET TO AN IRON PIPE, SOUTH 49 DEGREES, 51 MINUTES, 12 SECONDS WEST 67.91 FEET TO AN IRON PIPE, NORTH 60 DEGREES, 20 MINUTES, 20 SECONDS WEST 92.53 FEET TO AN IRON PIPE, NORTH 79 DEGREES, 58 MINUTES, 06 SECONDS WEST 32.48 FEET TO AN IRON PIPE, AND SOUTH 64 DEGREES, 44 MINUTES, 40 SECONDS WEST 6.93 FEET TO AN IRON PIPE IN THE EAST LINE OF THE RIGHT OF WAY OF GUARDIAN DRIVE; THENCE WITH THE EAST LINE OF GUARDIAN DRIVE AS FOLLOWS: NORTH 20 DEGREES, 05 MINUTES, 05 SECONDS WEST 302.95 FEET TO AN IRON PIPE AT THE POINT OF CURVATURE, AS THE CURVE TO THE RIGHT WITH A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 254.20 FEET, A DELTA ANGLE OF 29 DEGREES 43 MINUTES 26 SECONDS, AND AN INTERIOR CHORD BEARING OF NORTH 05 DEGREES, 13 MINUTES, 22 SECONDS WEST AND 251.36 FEET, TO AN IRON PIPE AT THE POINT OF TANGENCY, NORTH 09 DEGREES, 38 MINUTES, 21 SECONDS EAST 198.06 FEET TO A RAIL ROAD SPIKE AT THE POINT OF CURVATURE, AS THE CURVE TO THE LEFT WITH A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 479.26 FEET, A DELTA ANGLE OF 51 DEGREES 48 MINUTES 37 SECONDS, AND AN EXTERIOR CHORD BEARING OF NORTH 16 DEGREES, 15 MINUTES, 58 SECONDS WEST AND 463.10 FEET, TO THE POINT OF BEGINNING CONTAINING 11.70 ACRES MORE OR LESS, AND BEING THE 11.70 ACRE TRACT SHOWN ON A MAP BY JIM BLANCHARD ASSOCIATES DATED DECEMBER 6, 2005.