

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2015 DEC 15 04:22:21 PM
 BK: 7841 PG: 303-306
 DEED
 FEE: \$26.00
 EXCISE TAX: \$900.00
 INSTRUMENT # 2015041445
 SCEARNEL



NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$900.00

Parcel Identifier No.: 104855

This instrument was prepared by Stephanie C. Powell, Morningstar Law Group, 630 Davis Drive, Suite 200, Morrisville, North Carolina 27560

Return to: ERIC R. Spence, Raysdale Liggett PLLC
 2840 Plaza Place, Suite 400, Raleigh, N.C. 27612

Brief Description for the Index: Parcel 2, "Morris Ridge," Plat Book 185, Page 399, Durham County

THIS DEED made this 15th day of December, 2015, by and between:

GRANTOR	GRANTEE
<p>MEASUREMENT DURHAM LLC, a North Carolina limited liability company 423 Morris Street Durham, NC 27701</p>	<p>LAMBERT DEVELOPMENT HUNT STREET LLC, A North Carolina limited liability company 5 Hanover Square – 14th Floor New York, New York 10004</p>

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 a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina and more particularly described as follows (the "Property"):

State of North Carolina, County of Durham and BEING all of Parcel 2, per plat and survey thereof entitled "Final Plat of Subdivision and Recombination – Morris Ridge" by Triangle Surveyors dated March 11, 2010, and recorded April 5, 2010, in Plat Book 185, Page 339, Durham County Registry, to which reference is hereby made for a more particular description of same.

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

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 5943, Page 455, Durham County Registry.

A map showing the Property is recorded in Plat Book 185, Page 339, Durham County Registry.

The Property does not include the primary residence of Grantor.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor has 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 A attached hereto and incorporated herein by reference.

(Signature page follows)

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

MEASUREMENT DURHAM LLC
A North Carolina limited liability company

By: Dr. Henry H. Scherich
Name: Dr. Henry H. Scherich
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, Alice F. Crawley, a Notary Public of the County and State aforesaid, certify that Dr. Henry H. Scherich, whose identity has been proven by satisfactory evidence, said evidence being:

I have personal knowledge of the identity of the principal(s)

I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a

A credible witness has sworn to the identity of the principal(s).

who is the Manager of Measurement Durham, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is Manager of Measurement Durham, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal this the 15th day of December, 2015.

Alice F. Crawley
Notary Public

My Commission Expires: 10/4/18

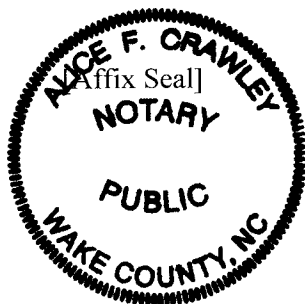


EXHIBIT A

Exceptions

1. Taxes for the year 2015, and subsequent years, not yet due and payable.
2. Subject to matters shown on recorded maps in Plat Book 185 at Page 339, Plat Book 185 at Page 165, Plat Book 183 at Page 210, Plat Book 171 at Pages 281-283, Plat Book 150 at Page 91 and Plat Book 4 at Page 149, Durham County Registry.
3. Easements to Duke Energy Carolinas, LLC recorded in Book 6305 at Page 896 and Book 6922 at Page 294, Durham County Registry.
4. Termination of Master Declaration of Covenants, Conditions, and Restrictions for Morris Ridge recorded in Book 7841 at Page 299, Durham County Registry, with said Declaration appearing of record in Book 6724 at Page 413, as amended by that First Amendment to Master Declaration of Covenants, Conditions, and Restrictions for Morris Ridge recorded in Book 6742 at Page 268.
5. Easement Agreement for Encroachment by and between Measurement Building LLC and Measurement Durham LLC recorded in Book 7829 at Page 432, Durham County Registry.
6. Agreement of Option and Purchase Right by and between Measurement Durham LLC and Lambert Development Hunt Street, LLC dated December 5, 2015 to be recorded immediately after this Special Warranty Deed.
7. All easements and rights of ways, covenants, agreements, restrictions, development agreements, and other matters affecting the Property which are of record in the Durham County Registry.
8. All site plans, development plans, zoning ordinances, regulations and any other ordinances or regulations affecting the Property, including existing violations thereof, if any.
9. Easements, rights of way, encroachments and boundary line disputes and other matters which would be disclosed by an accurate survey or inspection of the Property.
10. Rights of way of streets.