

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2018 Jan 29 02:33 PM NC Rev Stamp: \$ 5000.00
Book: 8355 Page: 427 Fee: \$ 26.00
Instrument Number: 2018003043
DEED

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$5,000.00

Recording Time, Book and Page

Tax Map No. _____

Parcel Identifier No. 172236 and 172238

Mail after recording to: Devin McComb, Stoel Rives LLP, 600 University Street, Suite 3600, Seattle, WA 98101

This instrument was prepared by: Ronald R. Rogers, 301 Fayetteville Street, Suite 1700, Raleigh, NC 27601 (Grantor's Attorney)

THIS DEED made this 19th day of **January, 2018**, by and between

GRANTOR

C&G ENTERPRISE, LLC, a North Carolina limited liability company

Address: 4419 Ben Franklin Boulevard
Durham, NC 27704

GRANTEE

ELLIOTT BAY HEALTHCARE REALTY II LLC, a Delaware limited liability company

Address: 617 Eastlake Avenue East, Suite 305
Seattle, WA 98109
(Attn: Christian Whipple)

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

PARCEL 1:

BEING all of Lot 2A as shown on a map entitled "Resubdivision Map for Block B, Lot 1, Block D, Lot 2, Gary M. Hock Subdivision" and recorded in Plat Book 125, Page 197, of the Durham County Registry.

submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

PARCEL 2:

Being all of that parcel of land containing 0.203 acres, more or less, and being all of Tract C, Subdivision for Block D, Lot 2, Gary M. Hock Subdivision according to plat and survey thereof by Wood & Morrow Land Surveying dated December 1993 and recorded in the Durham County Registry in Plat Book 131, Page 15, Durham County Registry, to which plat reference is herewith made for a more particular description of same.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2192, Page 178, Durham County Registry.

A map showing the above described property is recorded in Plat Book 125, Page 197, and Plat Book 131, Page 15, both Durham County Registry, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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, other than the following exceptions:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

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 officer(s), the day and year first above written.

C&G ENTERPRISE, LLC, a North Carolina limited liability company

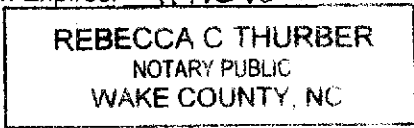
By: Charles Cooperberg
Charles Cooperberg, Member

By: Robert Gutman
Robert Gutman, Member

NORTH CAROLINA - Wake COUNTY

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that **CHARLES COOPERBERG, MEMBER**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this the 19th day of January, 2018.

My Commission Expires: 11/16/21



Rebecca C. Thurber
Notary Public

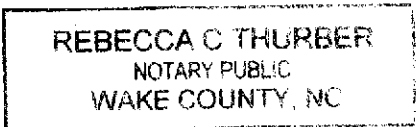
Print Notary Name: Rebecca C. Thurber

(AFFIX NOTARY STAMP/SEAL)

NORTH CAROLINA - Wake COUNTY

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that **ROBERT GUTMAN, MEMBER**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this the 19th day of January, 2018.

My Commission Expires: 11/16/21



Rebecca C. Thurber
Notary Public

Print Notary Name: Rebecca C. Thurber

(AFFIX NOTARY STAMP/SEAL)

EXHIBIT A

Permitted Exceptions

1. Taxes for the year 2018 and all subsequent years.
2. Any right, easement, interest, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the title disclosed by or shown on plats recorded in Plat Book 125, Page 197; Plat Book 123, Page 33; Plat Book 122, Page 194; and Plat Book 100, Page 164, all of the Durham County Registry.
3. Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Covenants, Conditions and Restrictions for Independence Park, recorded in Book 2221, Page 157; and as amended by that amendment to Declaration of Covenants, Conditions and Restrictions for Independence Park recorded in Book 2485, Page 235, Durham County Registry.
4. Easements to Duke Power Company, its successors and assigns, recorded in Book 1483, Page 794; Book 1491, Page 589; and Book 1495, Page 716, all of the Durham County Registry.
5. Rights of Bio-Medical Applications of North Carolina, Inc., as tenant only, under unrecorded lease(s) or rental agreement(s).
6. Easement to Duke Power Company, its successors and assigns, recorded in Book 1608, Page 394, Durham County Registry.
7. Any right, easement, interest, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the title disclosed by plat recorded in Plat Book 131, Page 15, Durham County Registry.